

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/285

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68778

Location: Land to rear of 104 Bury New Road, Radcliffe, Bolton,
BL2 6QB

Development: Removal of existing outbuildings; formation of
hardstanding; construction of stable block with tack
room/feed store; waste storage container and erection of
fencing, gates and stile

RECOMMENDATION

I recommend that any planning permission given shall include the following condition:

1. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 - Photographic dilapidation survey of Public Footpath No. 21, Christ Church, Radcliffe leading to and abutting the site in the event that subsequent remedial works are required following construction of the development;
 - Access point(s) for construction traffic and all temporary works required to facilitate access for demolition/construction vehicles;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on Public Footpath No. 21, Christ Church, Radcliffe;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - Confirmation of hours of operation, delivery, construction and vehicle sizes that can be accommodated on the public right of way that serves the site, and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage demolition/delivery vehicle manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;
 - Measures to ensure that all mud and other loose materials are not spread onto the adjacent public right of way/adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

Cont/.....

The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

2. The vehicular access arrangements, turning facilities and provision of a new stile on the adjacent Public Footpath No. 21, Christ Church, Radcliffe, of a design to be agreed with the Highway Authority, indicated on the approved plans, shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. The car parking indicated on the approved plans, shall be surfaced, demarcated (as appropriate) and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent Public Right of Way, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition and construction periods and ensure that the adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
3. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 25 November 2022. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No. 21, Christ Church, Radcliffe, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)

Cont/.....

3. The applicant's attention is drawn to the fact that the new stile should be of a design that creates the least obstruction possible for users of the public footpath and that the applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
4. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 28 November 2022

Signed: **A Southgate**
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY