

Proposed Residential Development Holcombe Mill, Bridge Street, Ramsbottom

Our reference: **LB/220419/TN01 – Rev01**

Author: Liam Bessell

Reviewed: Peter Todd

Date: 04 February 2025

Introduction / Background

1. SCP have been appointed by Eccleston Homes Limited to assist in the discharge of conditions associated with the proposed residential development on the former Holcombe Mill site, Ramsbottom.
2. A planning application (LPA Ref: 70222) was submitted to Bury Council (BC) in November 2023, with the description of the development being as follows:-
“Erection of 57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works. Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS.”
3. The application was approved in September 2024, subject to a number of conditions, with a copy of the approved site layout plan presented in **Appendix A**.
4. Condition 27 relates to the highways, with Part 8 requiring a review of the traffic regulation orders (TROs) in the vicinity of the site, as detailed below:-
Condition 27 – Part 8
“Review of the Traffic Regulation Orders in the vicinity of the site to a scope to be agreed to cover whether any additional parking restrictions require introducing, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly”
5. This Technical Note provides a summary of the TRO review and necessary information required to allow Condition 27, Part 8 to be discharged.

Study Area and Method of Assessment

6. The study area for the TRO review has been agreed with the Highway Engineer/Network & Asset Manager at BMBC and covers Bridge Street, Peel Brow, Railway Street and the site access road, although the site access is unadopted highway. A copy of the correspondence is presented in **Appendix B**.
7. A photographic condition survey of the TROs within the study area, including road marking and signage, was carried out on Monday 30th December 2024 prior to commencement of any works on the site. A plan showing the agreed study area covered by the survey is provided in **Appendix C**.
8. The findings of the survey are summarised in the following sections, supported by site photographs. A video survey has also been undertaken and can be submitted to BC separately, if required. A plan showing the extent of the existing TRO's and location of the photographs is presented in **Appendix D**.
9. It should be noted that the proposed development provides a level of parking in accordance with BC's parking standards and will provide a 47-space public car park. As a result, the proposed development will not result in any additional parking on the local highway network, with introduction of the public car park helping to alleviate any town centre parking pressures and further reduce the potential for on-road parking.

TRO Review and Observations

10. As shown on the plan presented in **Appendix D**, Bridge Street and at the junctions with the access road and Railway Street are covered by at anytime waiting restrictions, with double yellow line road markings and supporting signage. There are sections of Bridge Street to the east of the site access and Kenyon Street in the north which are not subject to any TRO's.
11. As a general observation, the majority of the road marking within the study area show clear signs of deterioration / wear, although the signage is in good condition.
12. A summary of the TRO related features along the highway and related site photographs are provided in the table below. For clarity only features related to TROs have been included within the observations.

Photograph Reference	TRO Feature
1-3, 5, 7-13, 15-18, 20-33	'Double yellow line' road markings
6, 14, 19	TRO Signage

Access Road

Photo 1



Photo 32



Photo 33



Bridge Street

Photo 2



Photo 3

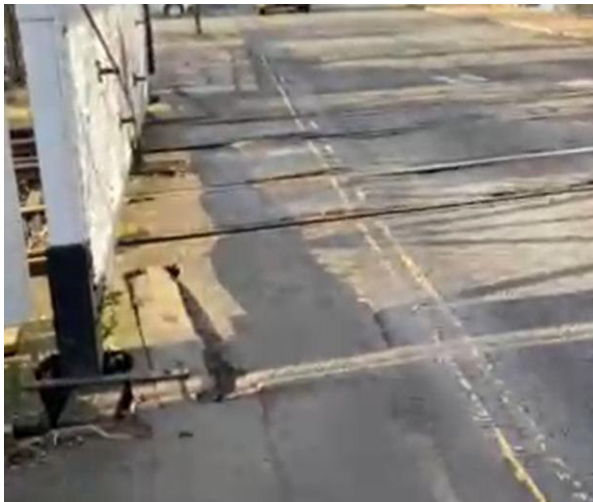


Photo 12



Photo 13



Photo 14



Photo 15



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Railway Street

Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Garden Street

Photo 16



Photo 17

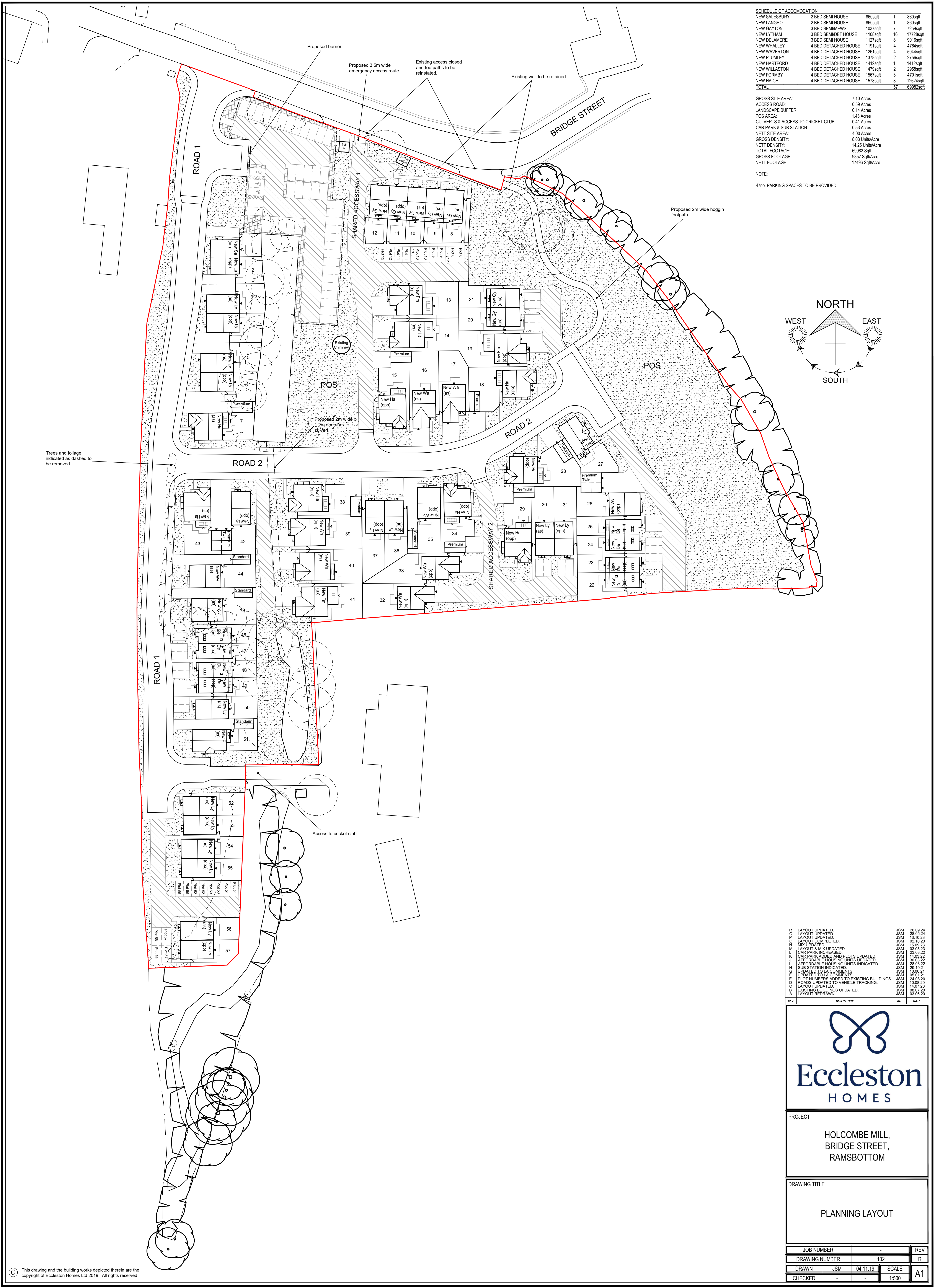


Summary

14. The local highway network surrounding the site, including Bridge Street and at the junctions with the access road and Railway Street are well covered by at anytime waiting restrictions, with double yellow line road markings and supporting signage. There are sections of Bridge Street to the east of the site access and Kenyon Street in the north which are not subject to any TRO's.
15. As detailed in the Transport Assessment submitted within the planning application, the local highway network is operating safely and no highway safety issues have been identified in relation on-road parking. Furthermore, the proposed development provides a level of parking in accordance with the Council's parking standards and will provide a 47-space public car park. As a result, the proposed development will not result in any additional parking on the local highway network and the introduction of the public car park helping to alleviate any town centre parking pressures and further reduce the potential for on-road parking.
16. On this basis, the existing coverage of the TRO is considered adequate and there is no requirement or justification for the development to extend the TRO's. It is confirmed that the existing TRO's on the adopted highway will remain unaffected as a result of the development.
17. The proposed access road up to the car park will be offered for adoption, with the remaining sections of the internal site roads to remain in private ownership. The first adopted section of the access road will be subject to 'at anytime' waiting restrictions. The TROs will be fully funded by the developer and addressed through the Section 38 application process, with the details being submitted under separate cover.
18. The TRO survey demonstrates that the majority of the existing road markings in the study area show clear signs of deterioration / wear, although the signage is in good condition. However, the condition of the road markings is an existing issue, with it being the responsibility of the Local Highway Authority to maintain existing road markings and TROs. On this basis and given that the development will not result in any additional on-road parking and provide benefit through the introduction of the public car park, there is considered to be no requirement or justification for the developer to refresh the existing road markings.
19. The information contained in this Technical Note provides the necessary information required to allow Condition 27, Part 8 to be discharged.

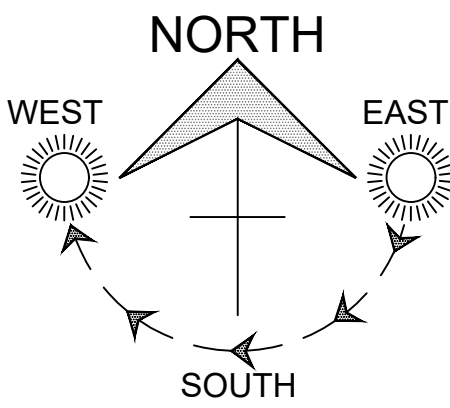
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APPENDIX A



SCHEDULE OF ACCOMMODATION				
NEW SALESBURY	2 BED SEMI HOUSE	860sqft	1	860sqft
NEW LANGHOE	2 BED SEMI HOUSE	860sqft	1	860sqft
NEW GAYTON	3 BED SEMI/DET HOUSE	1037sqft	7	7259sqft
NEW LYTHAM	3 BED SEMI/DET HOUSE	1108sqft	16	17728sqft
NEW DELAMERE	3 BED SEMI HOUSE	1127sqft	8	9016sqft
NEW WHALLEY	4 BED DETACHED HOUSE	1191sqft	4	4764sqft
NEW WAVERTON	4 BED DETACHED HOUSE	1281sqft	4	5944sqft
NEW PLUMLEY	4 BED DETACHED HOUSE	1378sqft	2	2756sqft
NEW HARTFORD	4 BED DETACHED HOUSE	1412sqft	1	1412sqft
NEW WILLASTON	4 BED DETACHED HOUSE	1479sqft	2	2958sqft
NEW FORMBY	4 BED DETACHED HOUSE	1567sqft	3	4701sqft
NEW HAIGH	4 BED DETACHED HOUSE	1578sqft	8	12624sqft
TOTAL			57	69982sqft
GROSS SITE AREA:				
ACCESS ROAD:		7.10 Acres		
LANDSCAPE BUFFER:		0.59 Acres		
POS AREA:		0.14 Acres		
CULVERTS & ACCESS TO CRICKET CLUB:		1.43 Acres		
CAR PARK & SUB STATION:		0.41 Acres		
NETT SITE AREA:		0.53 Acres		
GROSS DENSITY:		4.00 Units/Acre		
NETT DENSITY:		8.03 Units/Acre		
TOTAL FOOTAGE:		14.25 Units/Acre		
GROSS FOOTAGE:		69982 Sqft		
NETT FOOTAGE:		9857 Sqft/Acre		
NETT FOOTAGE:		17496 Sqft/Acre		

NOTE:
47no. PARKING SPACES TO BE PROVIDED.



REV	DESCRIPTION	DATE
R	LAYOUT UPDATED.	JSM 26.09.24
P	LAYOUT UPDATED.	JSM 28.05.24
O	LAYOUT COMPLETED.	JSM 13.10.23
C	LAYOUT COMPLETED.	JSM 02.10.23
N	MIX UPDATED.	JSM 15.09.23
M	LAYOUT & MIX UPDATED.	JSM 03.03.23
L	CAR PARK INCREASED.	JSM 23.03.22
J	CAR PARK INCREASED AND PLOTS UPDATED.	JSM 14.03.22
I	AFFORDABLE HOUSING UNITS INDICATED.	JSM 30.03.22
H	AFFORDABLE HOUSING UNITS INDICATED.	JSM 29.03.22
G	SUB STATION INDICATED.	JSM 29.03.21
D	UPDATED TO LA COMMENTS.	JSM 10.05.21
R	UPDATED TO LA COMMENTS.	JSM 05.05.21
I	PLOT NUMBERS ADDED TO EXISTING BUILDINGS.	JSM 24.08.20
N	ROADS UPDATED TO VEHICLE TRACKING.	JSM 10.05.20
G	LAYOUT UPDATED.	JSM 14.07.20
D	EXISTING BUILDINGS UPDATED.	JSM 08.07.20
A	LAYOUT REDRAWN.	JSM 03.06.20



PROJECT		HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM	
DRAWING TITLE		PLANNING LAYOUT	
JOB NUMBER	-	REV	
DRAWING NUMBER	102	R	
DRAWN	JSM	04.11.19	SCALE
CHECKED	-	-	1:500
		A1	

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APPENDIX B

From: Traffic <>

Sent: 18 December 2024 16:44

To: Liam Bessell <>

Cc: Holmes, Paul <>; Traffic <>; Peter Todd <>; Leach, Helen <>

Subject: RE: [EXTERNAL] RE: 70222 Former Mondi/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS - Traffic Regulation Order Review

CAUTION: This email originated from outside the Organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Liam,

Your proposed extents appear acceptable.

There are some initial outline proposals for Ramsbottom Town Centre, as such we would only expect renewal of the TRO markings around the Bridge Street/Railway Street junction as they may be subject to change with other proposals.

Kind regards,

Katie.

Katie Vincent-Mercer

Network & Asset Management

Bury Council

From: Liam Bessell <>

Sent: 16 December 2024 15:10

To: Holmes, Paul <>; Traffic <>

Cc: Peter Todd <>; Leach, Helen <>

Subject: [EXTERNAL] RE: 70222 Former Mondi/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS - Traffic Regulation Order Review

CAUTION: This email originated from outside the organisation. Be cautious of the email content, if in doubt do not click on any links or open any attachments.

Hi Katie/Paul,

Further to the below, are you able to provide an update/confirmation on this?

Thanks,

Kind Regards,

Liam Bessell

Senior Transport Planner



Fourways House • Hilton Street • Manchester • M1 2EJ

From: Holmes, Paul <>

Sent: 11 December 2024 15:18

To: Traffic <>

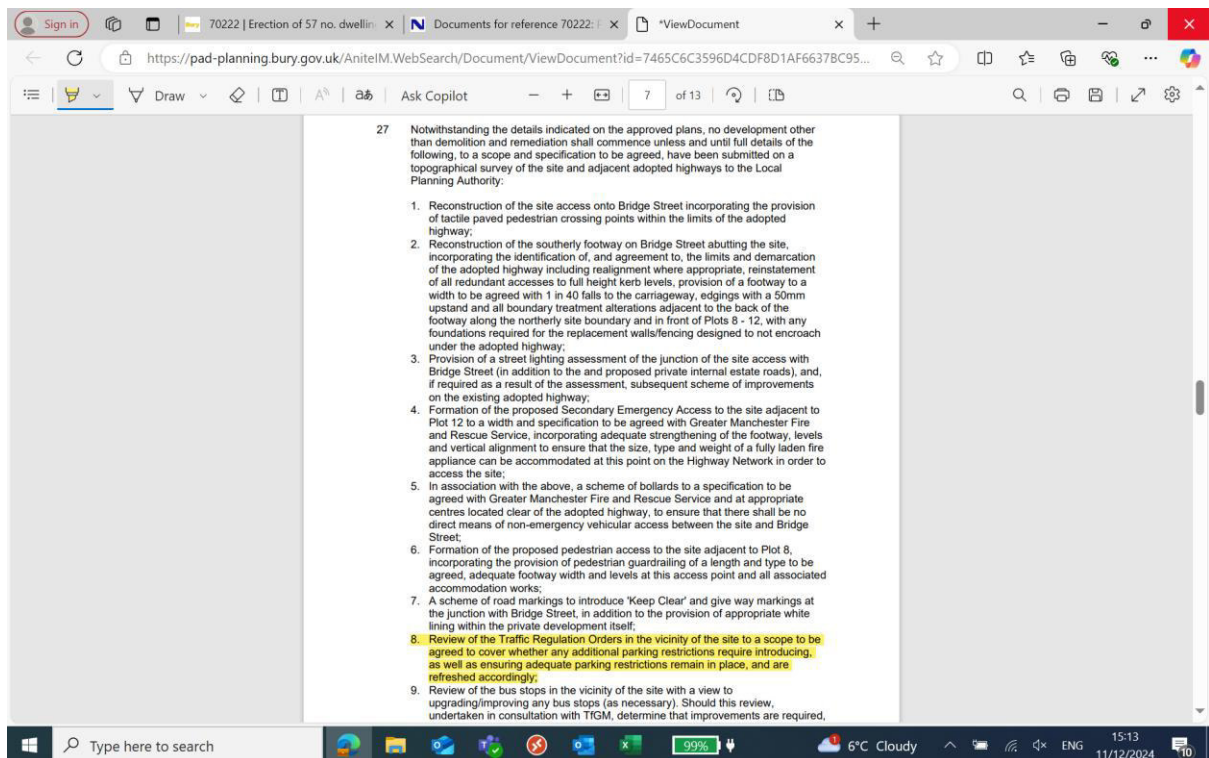
Cc: Liam Bessell <>; Peter Todd <>; Leach, Helen <>

Subject: 70222 Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0
0BS - Traffic Regulation Order Review

CAUTION: This email originated from outside the Organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Katie,

Further to the email below from SCP that appears to pre-empt a formal discharge of planning conditions, please could you confirm that you are happy with the scope of the review proposed to discharge one bullet point of Condition 27 imposed on the above permission?:



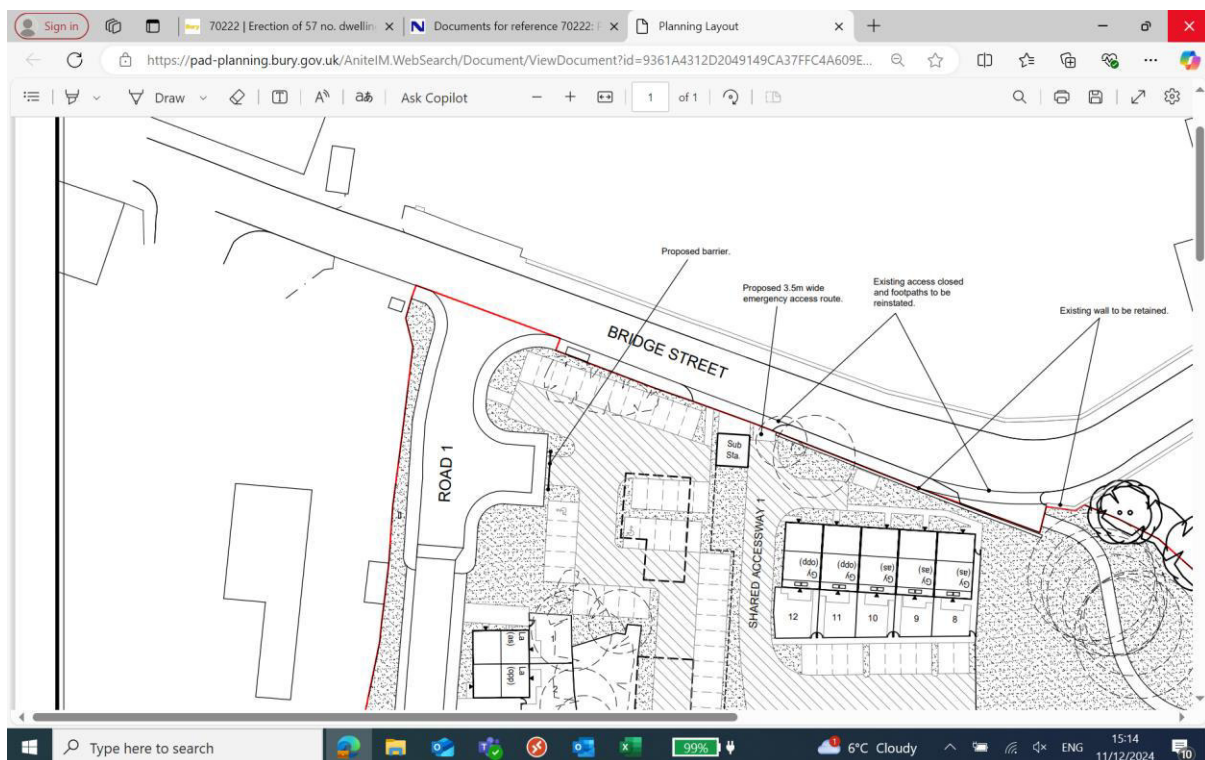
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Note that:

- The actual, later application that should be referred to is this, not the one subject to an Appeal for a different proposal with a different layout, stated below:

70222 | Erection of 57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations to create a development platform, public car park, substation, public open space, landscaping, drainage, the layout of internal estate roads and footways and other associated works. | Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS

- the existing site/Ramsbottom Football Club/Ramsbottom Cricket Club access road is not adopted and full section shown will not be. However, the proposed first section of 'Road 1' that forms the access to the proposed public car park (and looks like a side-arm turning head) may well be being put forward for adoption in due course (but no Section 38 adoption agreement has yet been submitted yet), which may need to be covered by restrictions as part of this review:



If you need to discuss, please let me know.

Thanks,

Paul Holmes
Engineer (Development Control & Adoptions)
Major Projects Group
0161 253 5788

Bury Council
Department of Operations

Engineering Services
Bradley Fold Depot,
Bradley Fold Road,
Bolton, BL2 6RS



From: Liam Bessell <>
Sent: 11 December 2024 14:23
To: Holmes, Paul <>
Cc: Peter Todd <>

Subject: [EXTERNAL] Traffic Regulation Order Review - 72no. dwellings at the Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom, planning ref. 65844

CAUTION: This email originated from outside the organisation. Be cautious of the email content, if in doubt do not click on any links or open any attachments.

Hi Paul,

I'm the Transport Planner working on the approved residential development for 72no. dwellings at the Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS, granted at Appeal on the 14th February 2023 under planning ref. 65844.

Part 8 of Condition 27 of the Decision Notice states the following:-

“Review of the Traffic Regulation Orders in the vicinity of the site to a scope to be agreed to cover whether any additional parking restrictions require introducing, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly”

I am looking to confirm the scope of the area required for the TROs. The yellow outline below shows the suggested study area:-



The TRO review will include the following:-

- A site visit will be undertaken along with photographic evidence;
- Preparation of plan showing extent and condition of TROs within the study area; and
- A Technical Note summarising the survey findings and justification of required works with a plan showing suggested the amendments to the TROs within the study area, if required.

I would be grateful if you could confirm that the above scope is acceptable before we proceed with the works.

Please call me if you should have any queries on the above.

Much appreciated,

Kind Regards,

Liam Bessell

Senior Transport Planner



Fourways House • Hilton Street • Manchester • M1 2EJ

Tel # DDI: 0161 819 7407

Office: 0161 832 4400

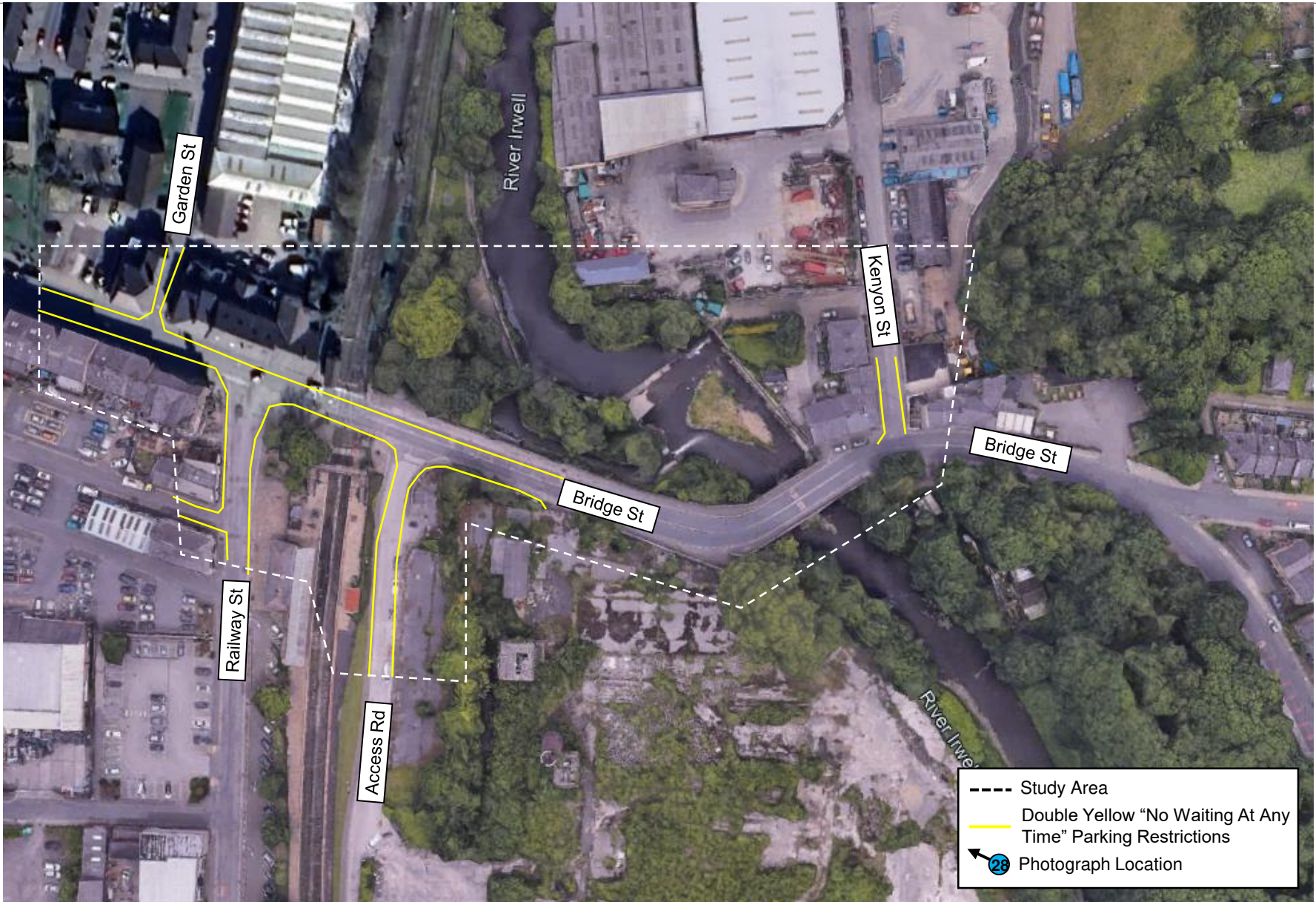
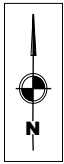
Email:

Web: www.scptransport.co.uk

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APPENDIX C



- Study Area
- Double Yellow "No Waiting At Any Time" Parking Restrictions
- Photograph Location

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APPENDIX D

