

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/193

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71027

Location: Land south of Pimhole Business Park (adj River Roch),
Alfred Street, Bury

Development: Construction of a new outfall headwall to the River Roch,
incorporating access footpath, access steps and safety
handrails

RECOMMENDATION

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

1. The measures and facilities detailed in the approved 'Construction Traffic Management Plan' and any subsequent traffic management measures and highway works required as a result of the construction works served by this operational access, shall implemented to the satisfaction of the Local Planning Authority and be adhered to throughout the scheme, with the measures retained and facilities used for the intended purpose for the duration of the works.
2. The access arrangements/highway works indicated on the approved plans and subsequent scheme of highway works required to reinstate the adjacent adopted highway to its condition prior to commencement of the development and/or form a permanent vehicular access onto Alfred Street (to be agreed in due course with the Highway Authority), shall be implemented to a specification, scope and programme to be agreed with and to the satisfaction of the Local Planning Authority.

Reasons

1. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations.
2. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.

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Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No. 179, Bury, across part of the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N003 Amended)
3. 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 as 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.

Date: 19 September 2024

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

HIGHWAYS ASPECTS ONLY