

Jonathan Mumby
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Altrincham
WA14 4DF

Planning Department
Bury Council
Knowsley Place
Bury
BL9 0SW

Dear Sir/Madam,

Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF: 72656.

We are pleased to submit this application to approve details reserved by condition on behalf of JD Sports Fashion Ltd, for the following condition:

- Condition 7 – Construction Traffic Management Plan

The conditions were reserved on consent ref: 72656 for:

Erection of leisure pavilion including canteen and gym facilities, together with external works including multi-use games area and 2no. padel courts along with associated parking provision, landscaping and ancillary works.

The requisite planning application fee of £309 has been paid online via the planning portal (PP-15040379).

The application is supported by the following documentation, prepared by the consultants detailed:

Consultant	Plan / Report
Avid	Construction Environmental Management, Method Statement Plan & Construction Trafford Management Plan (NW2310/CEMP/MS/PH2 – Pre Construction Revision)

The application is accompanied by the above technical documentation which are submitted to facilitate the review and subsequent full discharge of the associated condition. Table 1.0 below sets out the condition to which this application relates, and the supporting information provided.

Table 1.0 – Discharge of Conditions		
C No.	Condition Wording	Information Submitted
7.	No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the	Construction Environmental Management, Method Statement Plan & Construction Trafford Management Plan

	Local Planning Authority for each phase of the development and shall confirm/provide the following: 1. Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development. 2. Access route for construction traffic from the highway network, restricted to a route from Pilsworth Road/Junction 3 of the M66; 3. Hours of operation and number of vehicle movements. 4. Access point(s) for construction traffic from Pilsworth Road (to exclude the use of Aviation Road/Public Right of Way [Bridleway] No. 79, Bury) and all temporary works required to facilitate access for ground works/construction vehicles. 5. If proposed, details of site hoarding/gate positions clear of required visibility splays onto Pilsworth Road/the private industrial estate roads. 6. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway and to maintain access for users of Public Right of Way [Footpath] No. 81, Bury, that crosses the site. 7. A scheme of appropriate warning/construction traffic warning signage in the vicinity of the site and its access(es) onto Pilsworth Road. 8. Confirmation of hours of operation and number of vehicle movements; 9. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres. 10. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials. 11. Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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.	(NW2310/CEMP/MS/PH2 – Pre Construction Revision)
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	The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.	
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Information Summary:

Condition 7

The application is supported by a Construction Environmental Management Plan, Method Statement and Construction Traffic Management Plan (Rev H, May 2026) combined within a single document, which aligns comprehensively with the requirements of the condition.

The document establishes baseline measures, including a pre-construction photographic dilapidation survey of surrounding highways, and sets out clearly defined construction traffic routes, restricting access to Pilsworth Road via Junction 3 of the M66, with no use of Aviation Road or the adjacent bridleway. It details the proposed site access arrangements, including hoarding, gate positions and a managed vehicle holding area to avoid disruption to the public highway, alongside coordinated delivery scheduling and a booking system to regulate vehicle movements. The plan also defines working hours and anticipated traffic levels, ensuring that construction activity is appropriately controlled and managed.

Further to the above, the CTMP incorporates measures to safeguard highway users and pedestrians, including the maintenance of the Public Right of Way and provision of temporary alternative routes where necessary, together with clear construction traffic signage and on site traffic management controls. Adequate provision is made within the site for vehicle parking, turning and material storage, ensuring that all activities are contained within the site boundary. The document also includes environmental and highway protection measures, such as wheel washing, road sweeping, covered loads and dust suppression techniques, to prevent mud and debris being deposited on the highway.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Jonathan Mumby
Planner
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