

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/012

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72678

Location: Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury,
BL0 9SA

Development: Variation of Condition 2 (approved plans) on planning
permission 69702 (Demolition of existing industrial
buildings and erection of 3 No. detached dwellings):
Revision to elevations and design

RECOMMENDATION

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

1. The development hereby approved shall be carried out in accordance with the details submitted for the discharge of Condition 12 of planning permission reference 69702 - Dilapidation survey - Appendix B of the revised Construction Traffic Management Plan (CTMP Revision 030925). Following one month of completion of the development, a further survey will be required to be carried out and agreed works undertaken.
2. The development hereby approved shall be carried out in accordance with the Construction Traffic Management Plan (CTMP) submitted for the discharge of Condition 13 of planning permission reference 69702, and the measures, facilities and phasing/plot construction as stated in the revised CTMP Revision 030925 received on 03/09/25 shall be carried out and maintained throughout the construction of the development, together with the remaining requirements of the condition.
3. The car parking indicated on the approved 'Proposed Site Plan' dated 25.02.2026 shall be surfaced with permeable/porous paving materials and made available for use to the written satisfaction of the Local Planning Authority prior to the dwellings hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. To maintain the integrity of the adjacent Public Right of Way and in the interests of highway safety.

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2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
3. To ensure adequate off street car parking provision in the interests of road safety and minimise the discharge of surface water onto the adjacent Public Right of Way.

Comments and Observations

1. This recommendation relates to the revised 'Proposed Site Plan' received by this Section on 26 February 2026. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No. 26, Ramsbottom, 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)
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 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 Place Directorate (Engineering & Streetscene) regarding the specification for and implementation of the any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
5. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 26 February 2026

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

HIGHWAYS ASPECTS ONLY