

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/291

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70200

Location: Top Park playing fields, Bolton Road West, Ramsbottom,
Bury, BL0 9NU

Development: Creation of 3G Artificial Grass Pitch (AGP) with perimeter
fencing, new macadam hardstanding areas, floodlights,
storage container, car park with associated lighting and
landscaping, floodlights and a single storey extension to
an existing pavilion

RECOMMENDATION

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

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 the footways and carriageways in the vicinity of the site access in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
 - Access point for construction traffic from Bolton Road West and all temporary works required to facilitate access for ground works/construction vehicles;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures to maintain access for users of the playing fields;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Bolton Road West;
 - Confirmation of hours of operation 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 delivery vehicle manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
 - 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.

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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. Any highway remedial works identified as a result of the dilapidation survey shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

2. The alterations and pedestrian improvements at the existing site access onto Bolton Road West indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
3. The car parking indicated on the approved plans shall be surfaced, demarcated, and made available for use to the satisfaction of the Local Planning Authority. (CAR1 Amended).

Reasons

1. To secure the satisfactory development of the site in terms of highway safety and ensure good highway design, in the interests of highway safety.
2. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent highway, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
3. To maintain adequate off-street car parking provision and arrangements, in the interests of road safety.

Comments and Observations

The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 16 November 2023

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

HIGHWAYS ASPECTS ONLY