
Project: **NEW RESIDENTIAL DEVELOPMENT (3-DWELLINGS) FORMER AMBULANCE STATION, CEMETERY ROAD, RAMSBOTTOM**

Title: - **RESPONSE TO HIGHWAYS COMMENTS SET OUT IN 'CONSOLIDATED OBJECTION REPORT' AS PREPARED BY PROTECT BUTTERFLY BANK**

Date: - **December 2025**

- 1.1 This Technical Note has been prepared to set out key highway & access features associated with the proposed redevelopment of the former ambulance station site at Cemetery Road, Ramsbottom. The proposals envisage the comprehensive redevelopment of the site to deliver 3 new homes, with each property to be served by a new private driveway capable of accommodating parking for up to four vehicles - such parking provision would accord with minimum standards for new residential development as identified in Bury UDP Policy HT2/4 (minimum of 3 spaces per dwelling). A plan of the proposed development is included as **Drawing Ref: 25.372/P09**.
- 1.2 Key highway & access elements proposed as part of the site re-development are as follows:
- Each property to be served by individual 5.5m wide driveways, with driveway length of minimum 11m.
 - Driveways connections to Cemetery Road to be formed via introduction of new footway cross-over facilities with associated dropped kerb arrangements (see Drawing J000665SK101). It is envisaged that the existing site-side footway to the site frontage would be reconstructed, including new full height & transition kerbs as necessary.
 - Each property to include for a secure cycle storage facility suitable to accommodate 5 cycles, located in the rear garden (access via side pedestrian passage).
 - Each property to include a refuse bin storage area within the site curtilage. It is anticipated that the properties would be served by existing on-street collection arrangements, similar to other frontage properties to Cemetery Road.
- 1.3 The proposed driveway arrangements would be delivered to ensure that appropriate 2 x 2 vehicle / pedestrian intervisibility splays would be maintained via a control on site boundary treatments / planting to a maximum height of 600mm in identified areas.
- 1.4 As part of the delivery of the proposed access arrangements, the existing lighting column to the centre of the site frontage to Cemetery would be relocated. A suggested alternative location point for this lighting column is illustrated on

drawing J000665-SK101, but ultimately any final location and lighting specification can be agreed with the local highway authority following completion of a formal street lighting review. This review can be undertaken as part of relevant S184 / S278 detailed construction design drawings.

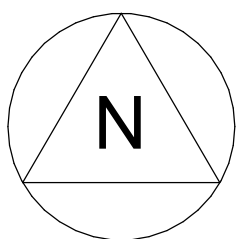
- 1.5 Vehicle swept path runs illustrating example vehicle movements to / from each of the plots are provided as **Drawings J000665-ATR101 to ATR105** to this report. This analysis demonstrates that each of the plots is capable of being accessed by a drive-in / reverse out manoeuvre, with Plots 1 & 2 also being capable of being accessed via a reverse-in / drive-out option. This analysis also identifies that access to from the plots would be possible should site side on-street parking take place either to the immediate north-west of Plot 1 or between the proposed driveway access points to Plots 2 & 3 (5.3m of full kerb + 2 * 0.9m transition kerbs).
- 1.6 Ultimately the delivery of the site proposals could result in an overall loss of potential on-street parking capacity of a maximum of 1-2 vehicles - associated with the formation of the proposed new driveway access connection serving Plots 1 & 2. It is not considered that this represents a material loss in overall parking capacity when viewed across Cemetery Road as a whole and would not give rise to a severe impact on the immediate local highway network.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT HDB, ARCHITECTS, SERVICE ENGINEERS AND SUBCONTRACTOR DRAWINGS.

DO NOT SCALE FROM THIS DRAWING. ALL
DIMENSIONS AND LEVELS INCLUDING ANY ABUTMENT
TO EXISTING STRUCTURES TO BE CHECKED ON SITE
PRIOR TO COMMENCEMENT.

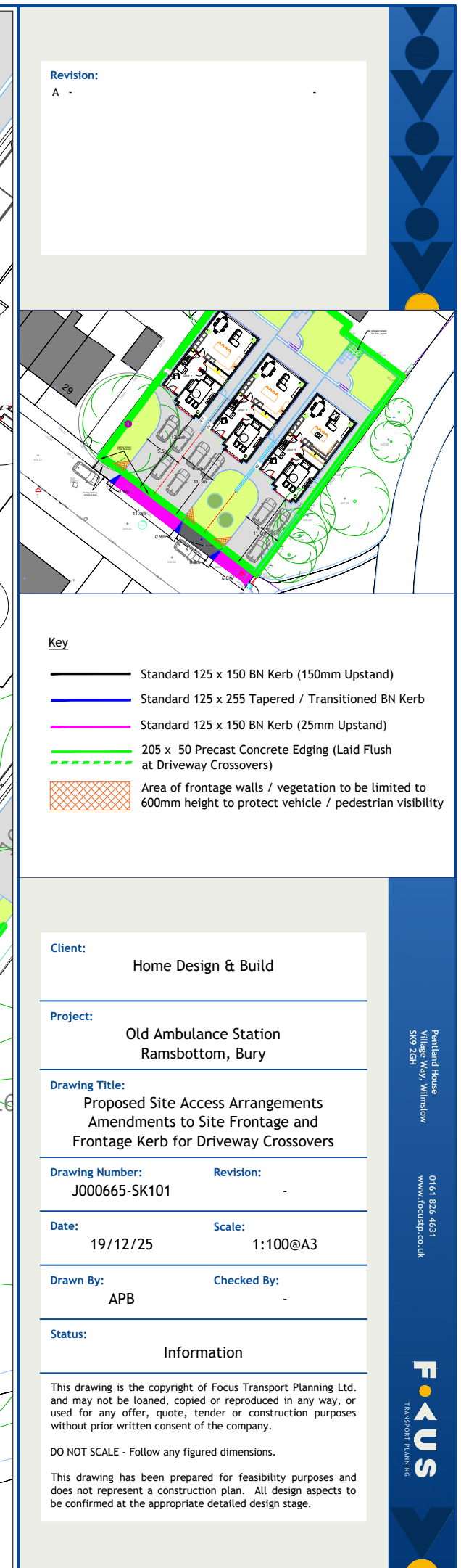
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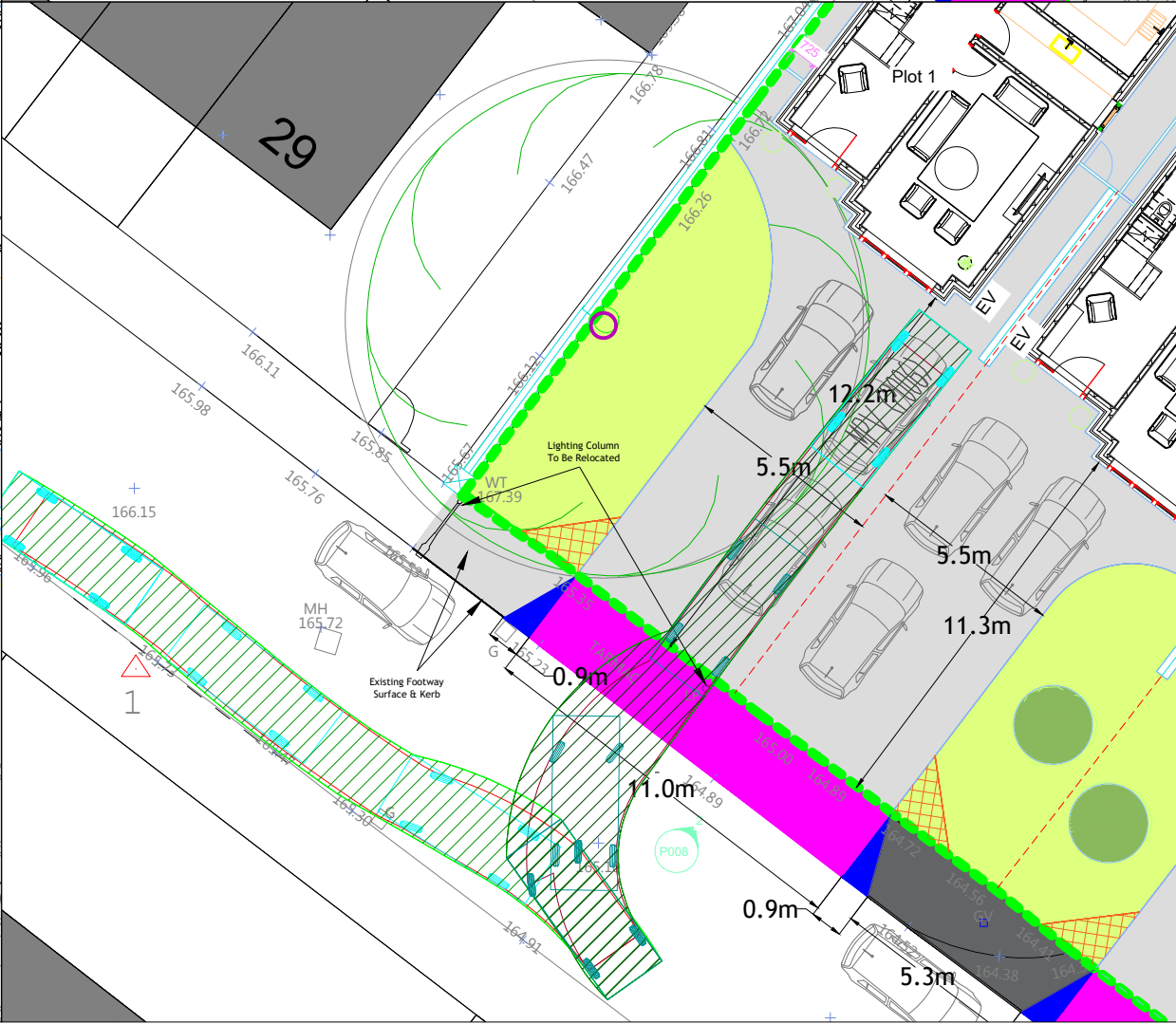
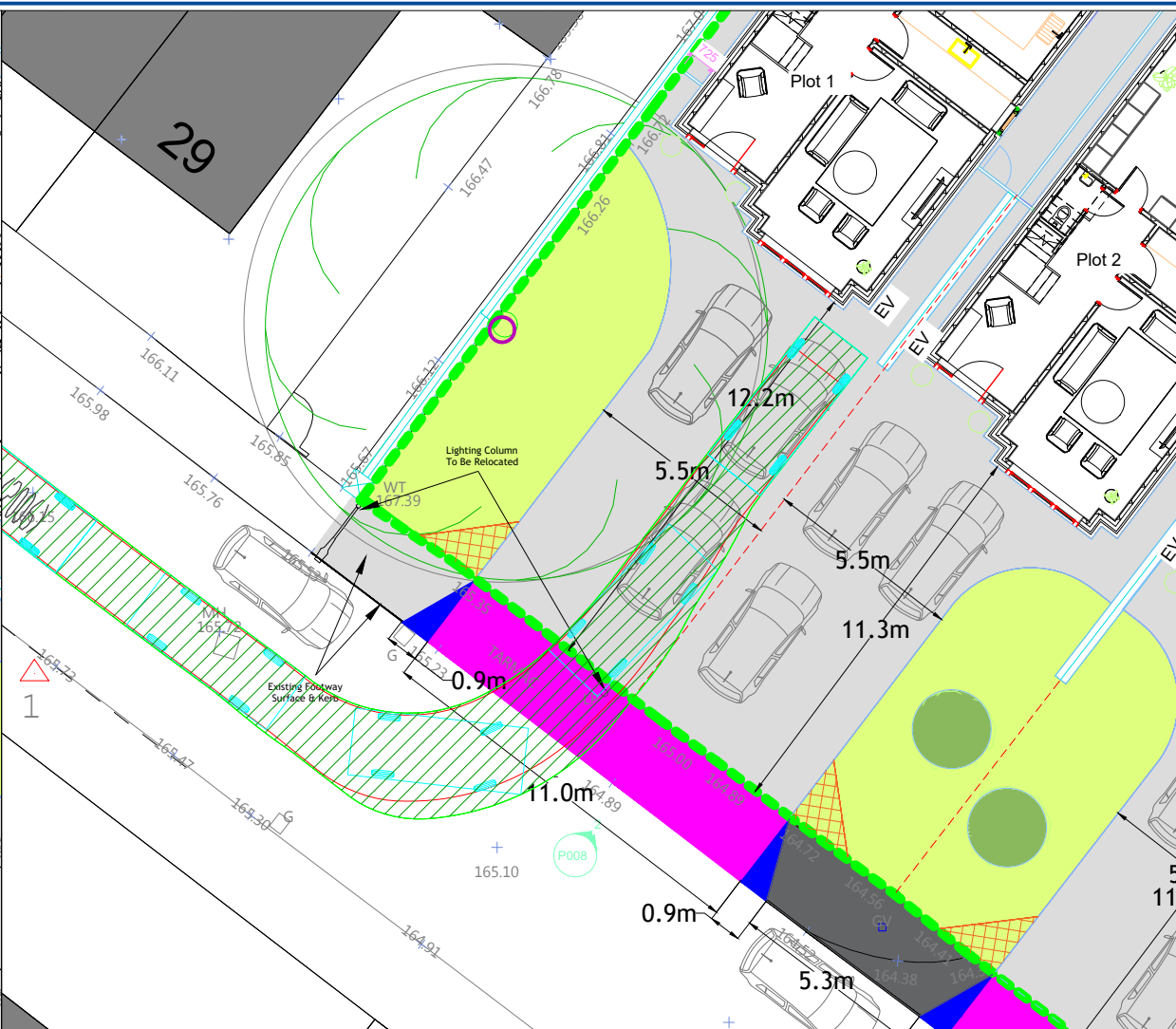
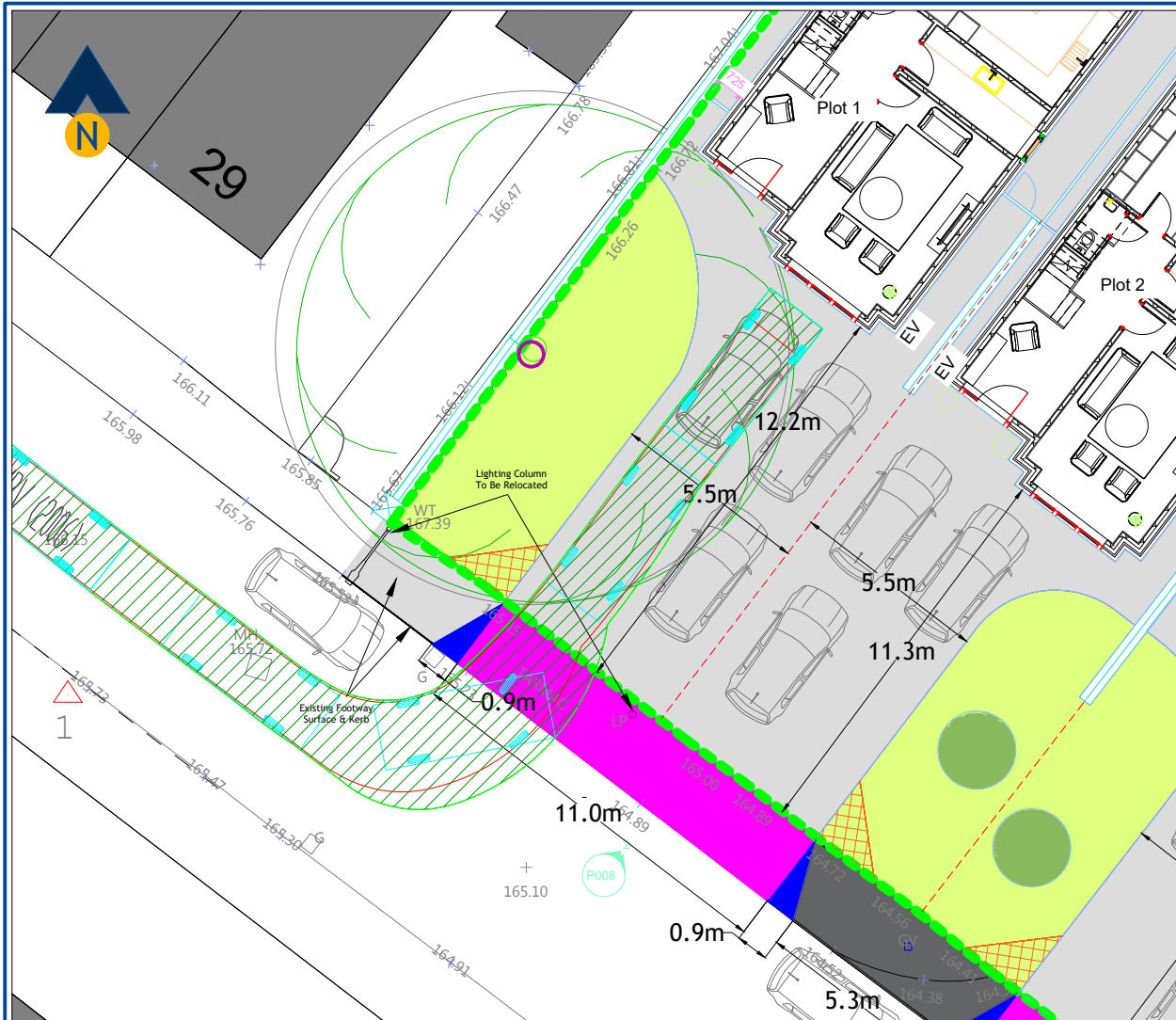
ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SPECIFICATIONS ISSUED BY HDB, BRITISH STANDARD CODES OF PRACTICE, STATUTORY REQUIREMENTS AND THE CONTRACT DOCUMENTS.



N°	DATE	DESCRIPTION
REVISION		

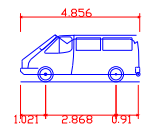
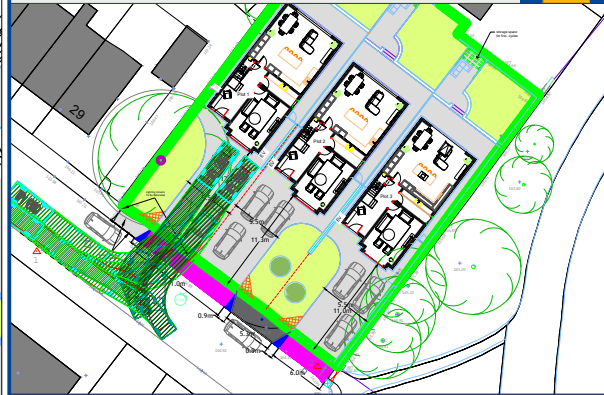
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CONTRACT: FORMER AMBULANCE STATION CEMETARY ROAD					
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PROJECT N°:	25.372	Drg N°:	009	Rev:	-
PLANNING:		SCALE:		1/50	
BUILDING REGS:		DATE:		05.10.25	
TENDER:		DRAWN:		AG	
CONSTRUCTION:		CHECKED:			





Revision:

A	-
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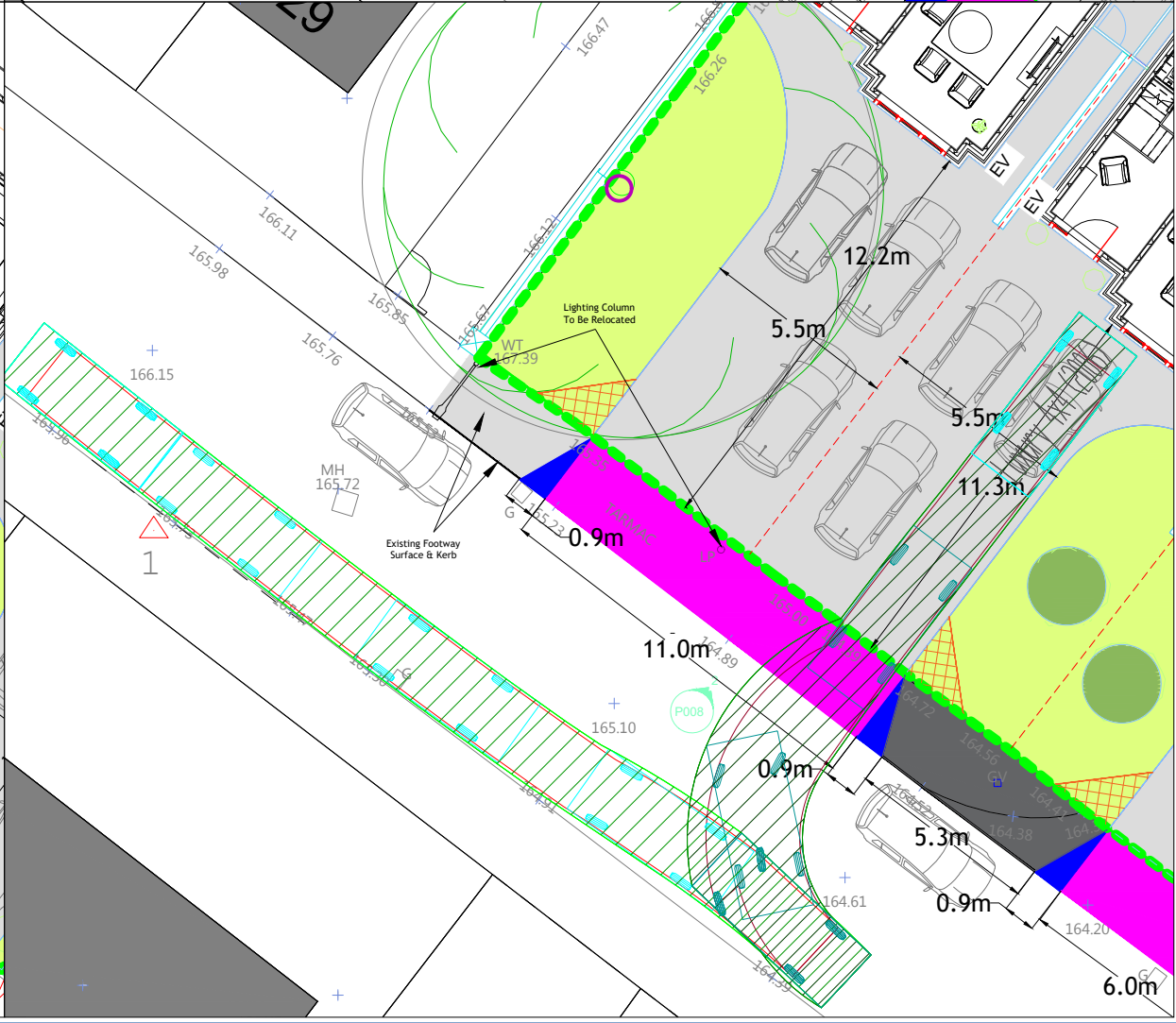
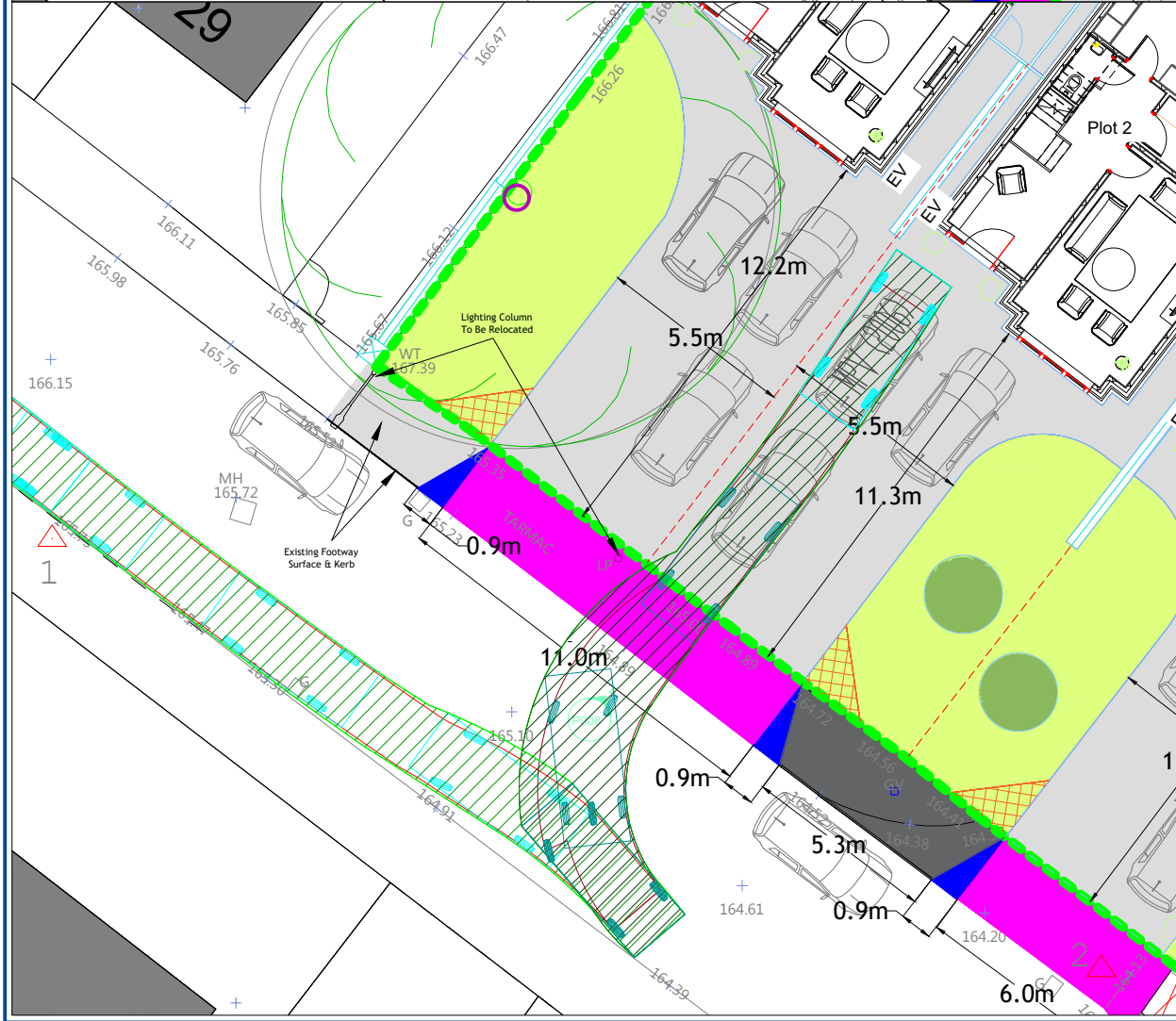
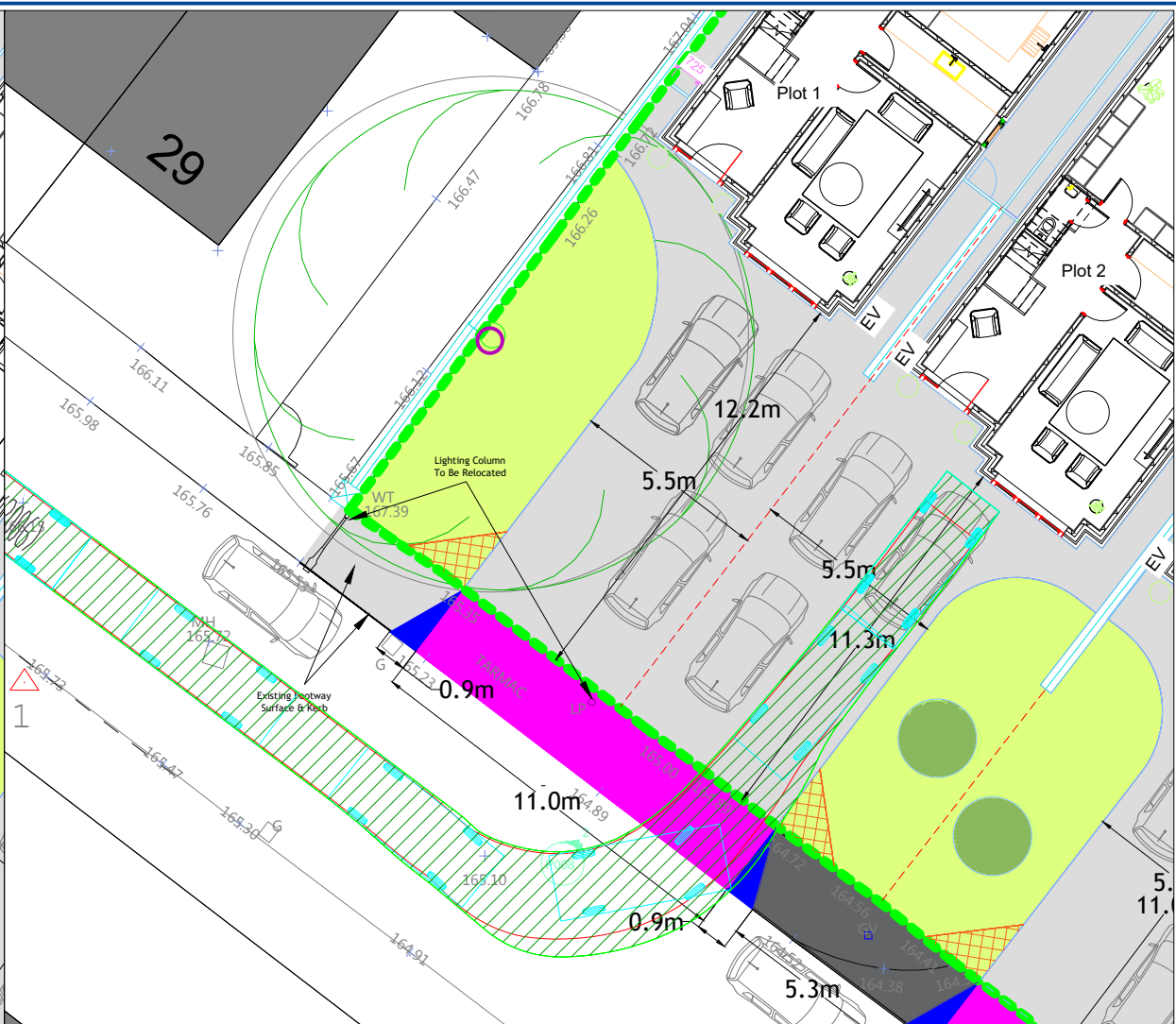
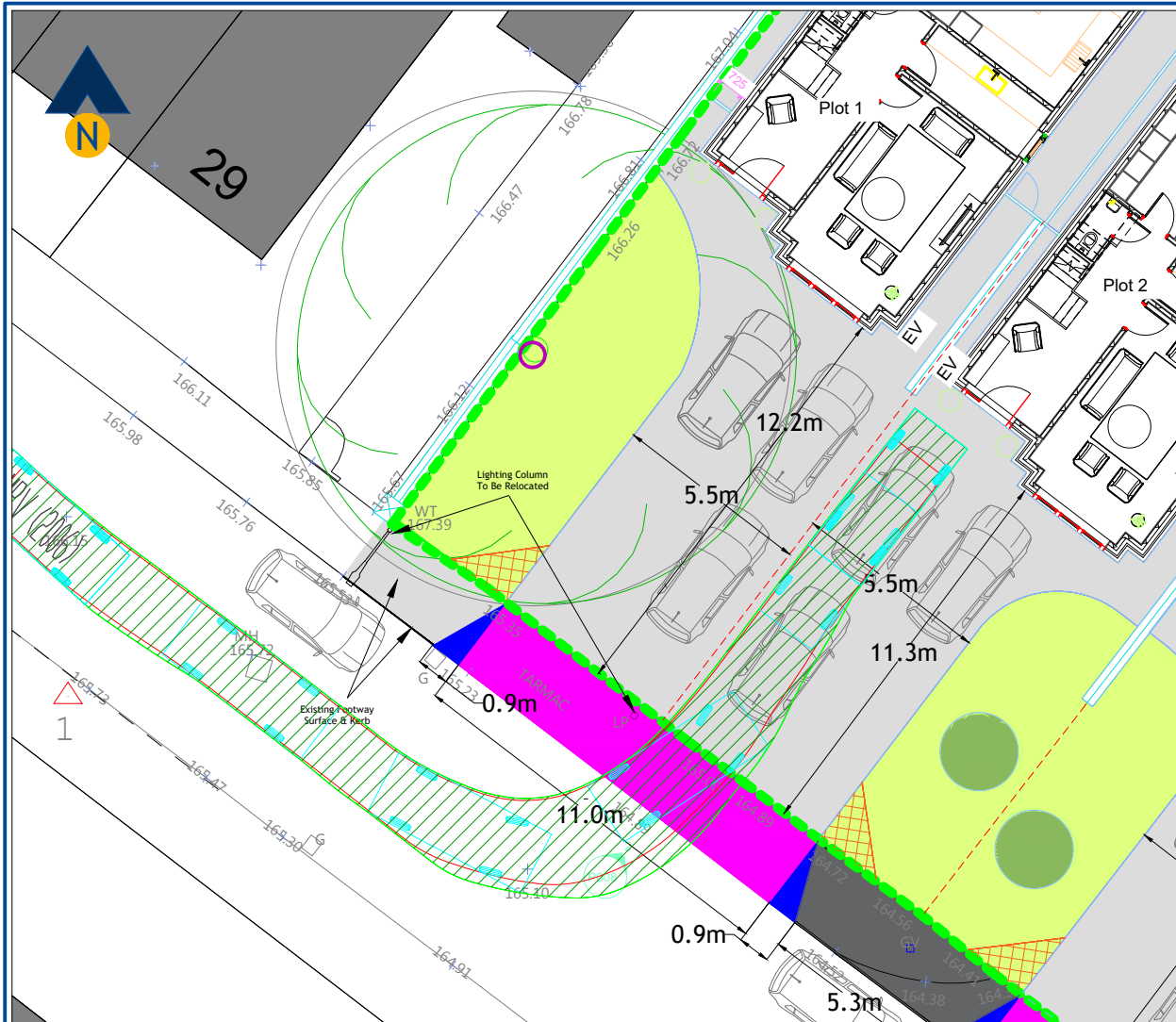
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Overall Width	1.919m
Overall Body Height	0.300m
Min Body Ground Clearance	1.779m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	5.700m

Client:	Home Design & Build
Project:	Old Ambulance Station Ramsbottom, Bury
Drawing Title:	Proposed Site Access Arrangements Swept Path Assessment - Plot 1 Family Vehicle Drive-In / Reverse-Out
Drawing Number:	J000665-ATR101
Revision:	-
Date:	19/12/25
Scale:	1:200@A3
Drawn By:	APB
Checked By:	-
Status:	Information

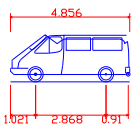
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This drawing has been prepared for feasibility purposes and does not represent a construction plan. All design aspects to be confirmed at the appropriate detailed design stage.



Revision:
A -



MPV (2006)
Overall Length 4.856m
Overall Width 1.921m
Overall Body Height 2.868m
Min Body Ground Clearance 0.91m
Max Track Width 1.779m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.700m

Client: Home Design & Build

Project: Old Ambulance Station
Ramsbottom, Bury

Drawing Title: Proposed Site Access Arrangements
Swept Path Assessment - Plot 2
Family Vehicle Drive-In / Reverse-Out

Drawing Number: J000665-ATR102
Revision: -

Date: 19/12/25
Scale: 1:200@A3

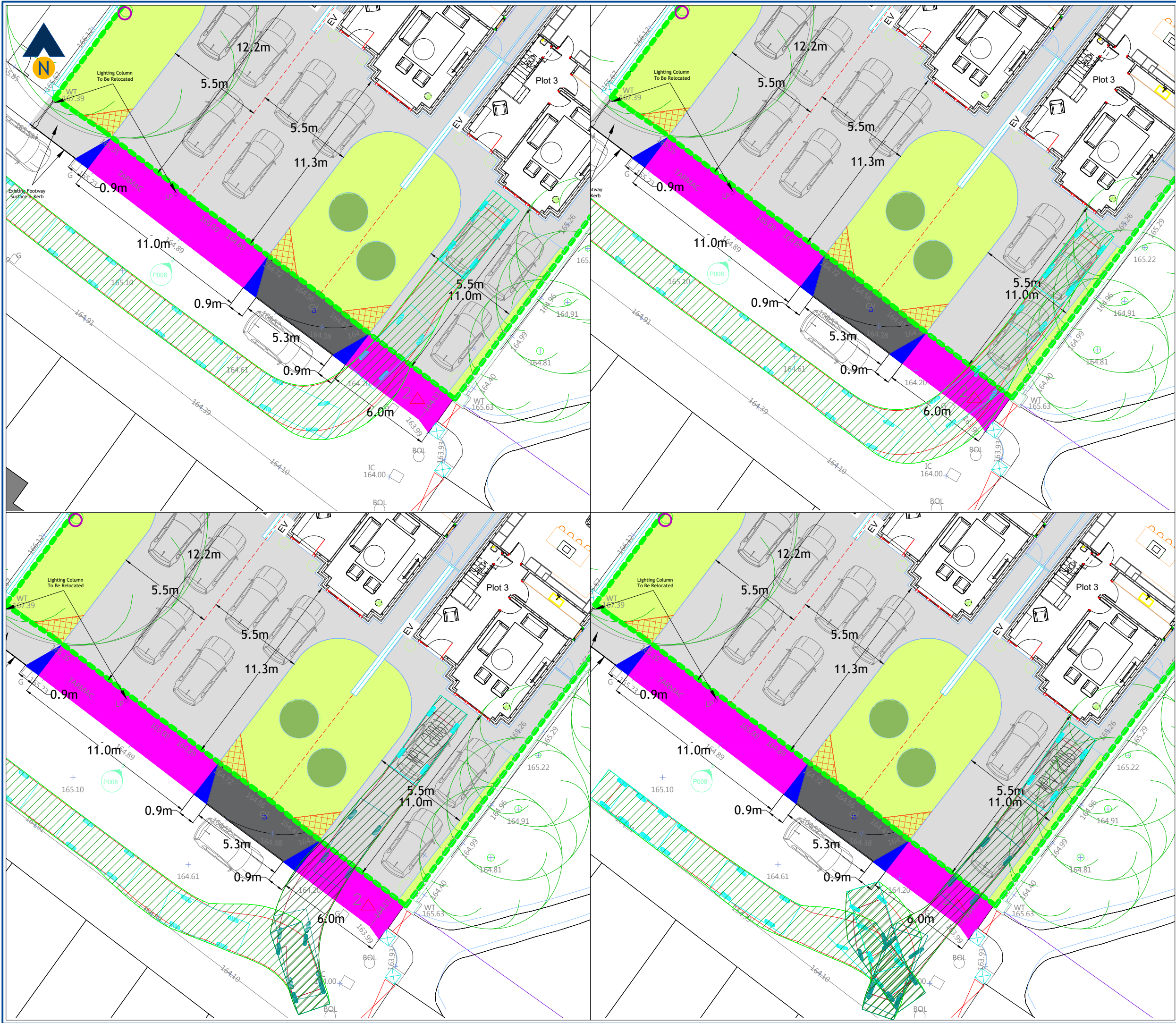
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Checked By: -

Status: Information

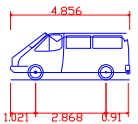
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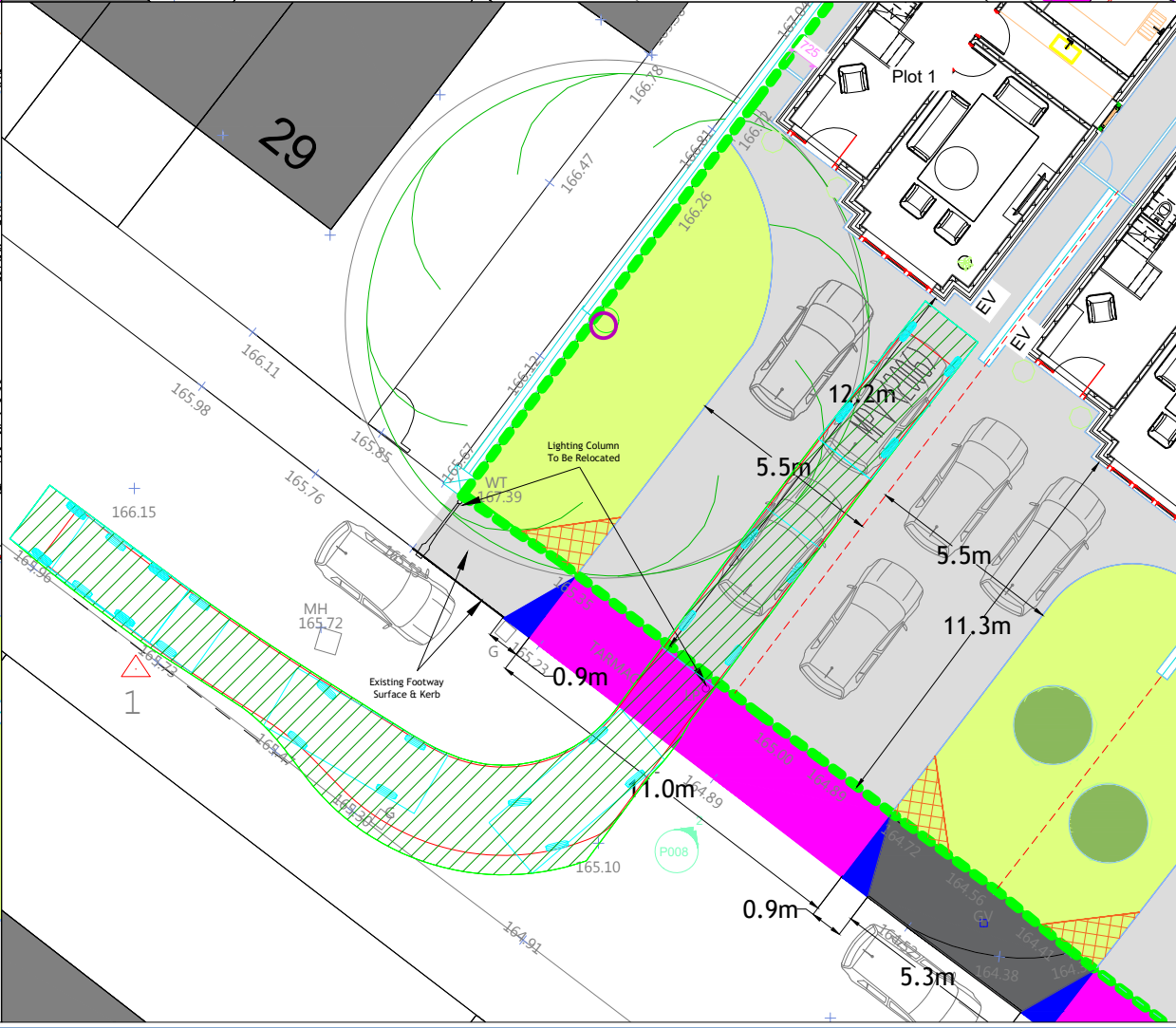
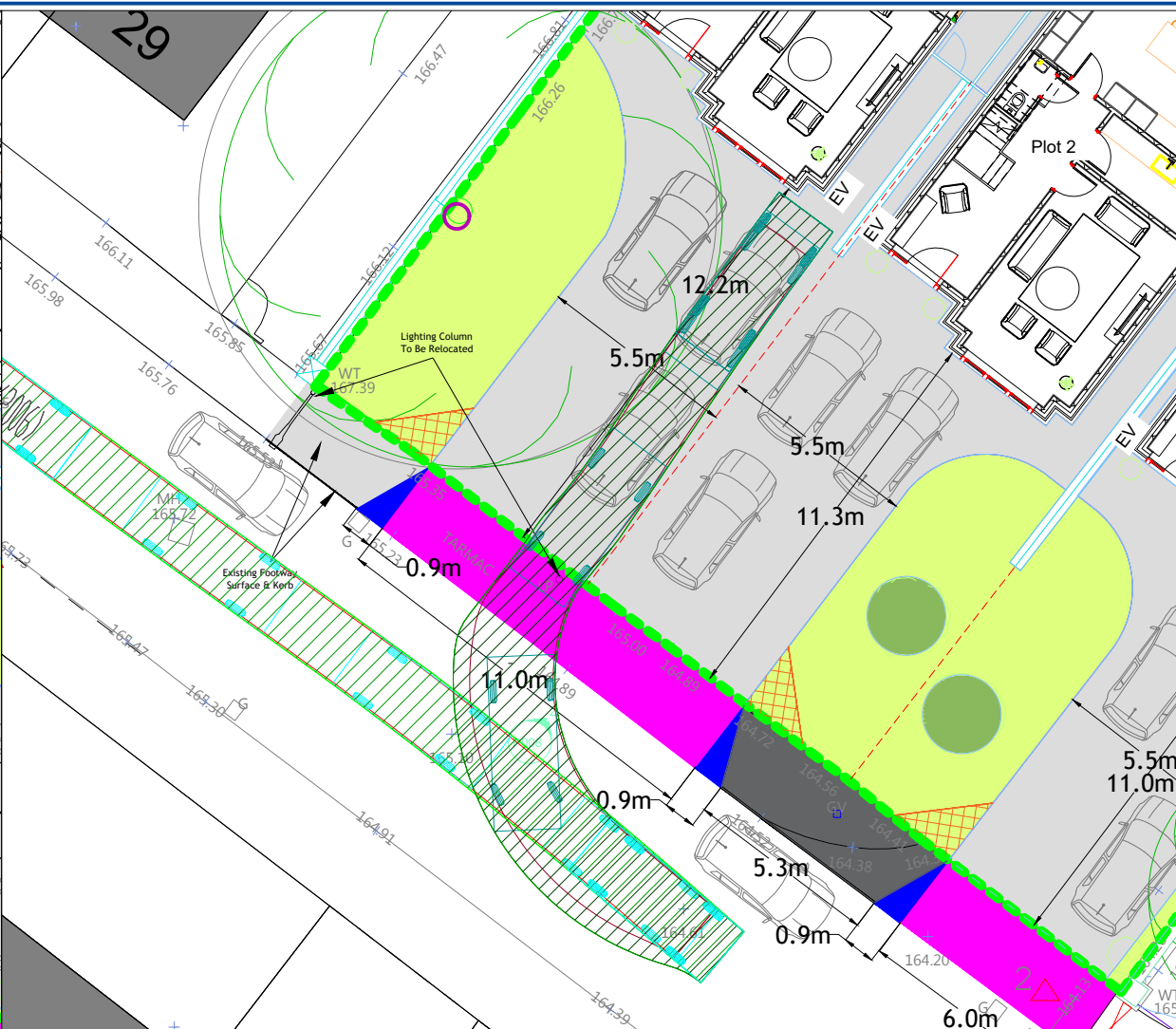
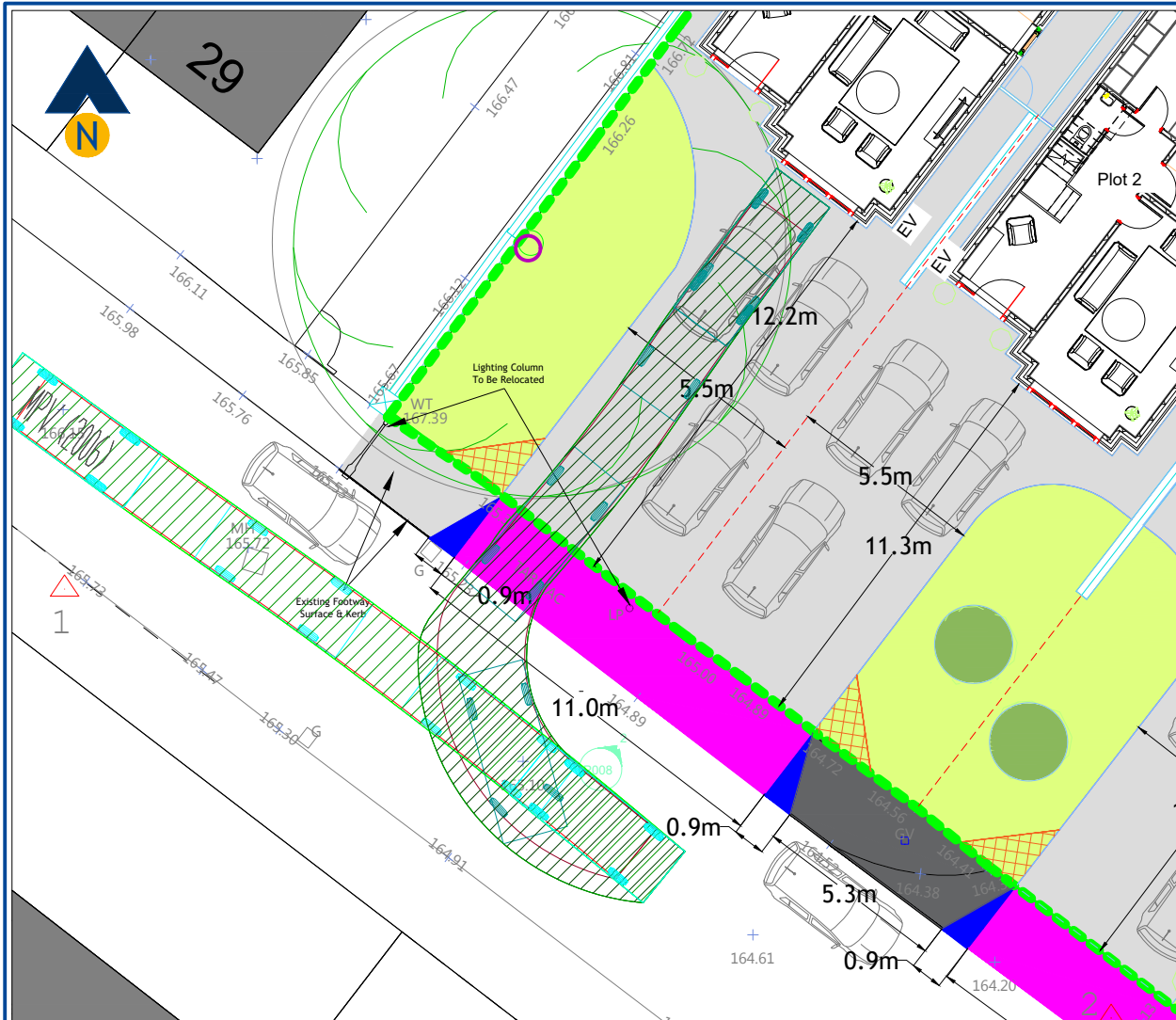
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Overall Body Height	0.300m
Min Body Ground Clearance	1.778m
Max Track Width	4.00s
Lock to lock time	5.700m
Kerb to Kerb Turning Radius	

Client:	Home Design & Build
Project:	Old Ambulance Station Ramsbottom, Bury
Drawing Title:	Proposed Site Access Arrangements Swept Path Assessment - Plot 3 Family Vehicle Drive-In / Reverse-Out
Drawing Number:	J000665-ATR103
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Checked By:	-
Status:	Information

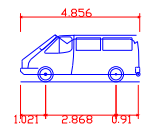
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Revision:
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MPV (2006)
Overall Length 4.856m
Overall Width 1.860m
Overall Body Height 1.919m
Min Body Ground Clearance 0.300m
Max Track Width 1.779m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.700m

Client: Home Design & Build

Project: Old Ambulance Station
Ramsbottom, Bury

Drawing Title: Proposed Site Access Arrangements
Swept Path Assessment - Plot 1
Family Vehicle Reverse-In / Drive-Out

Drawing Number: J000665-ATR104
Revision: -

Date: 19/12/25
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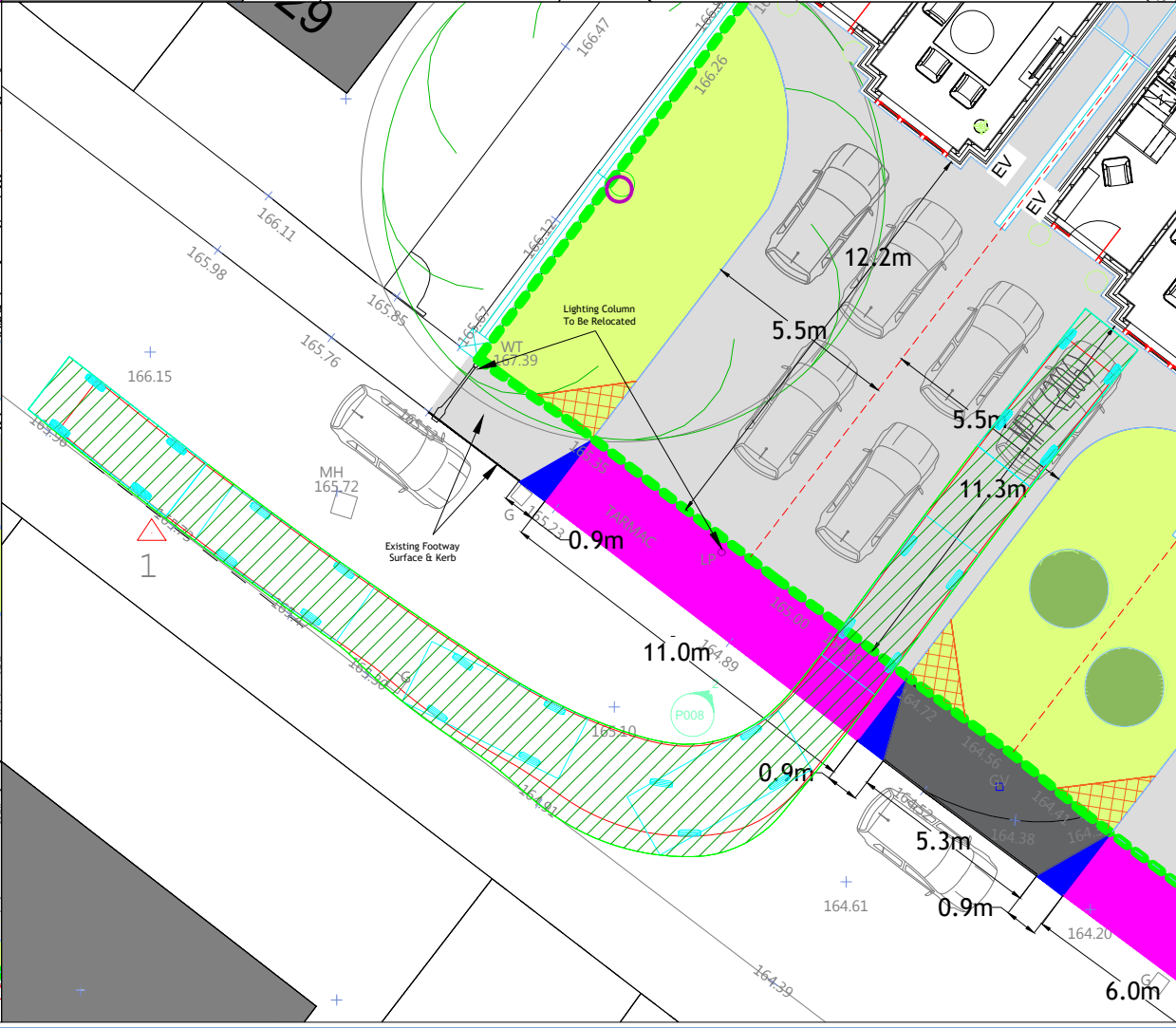
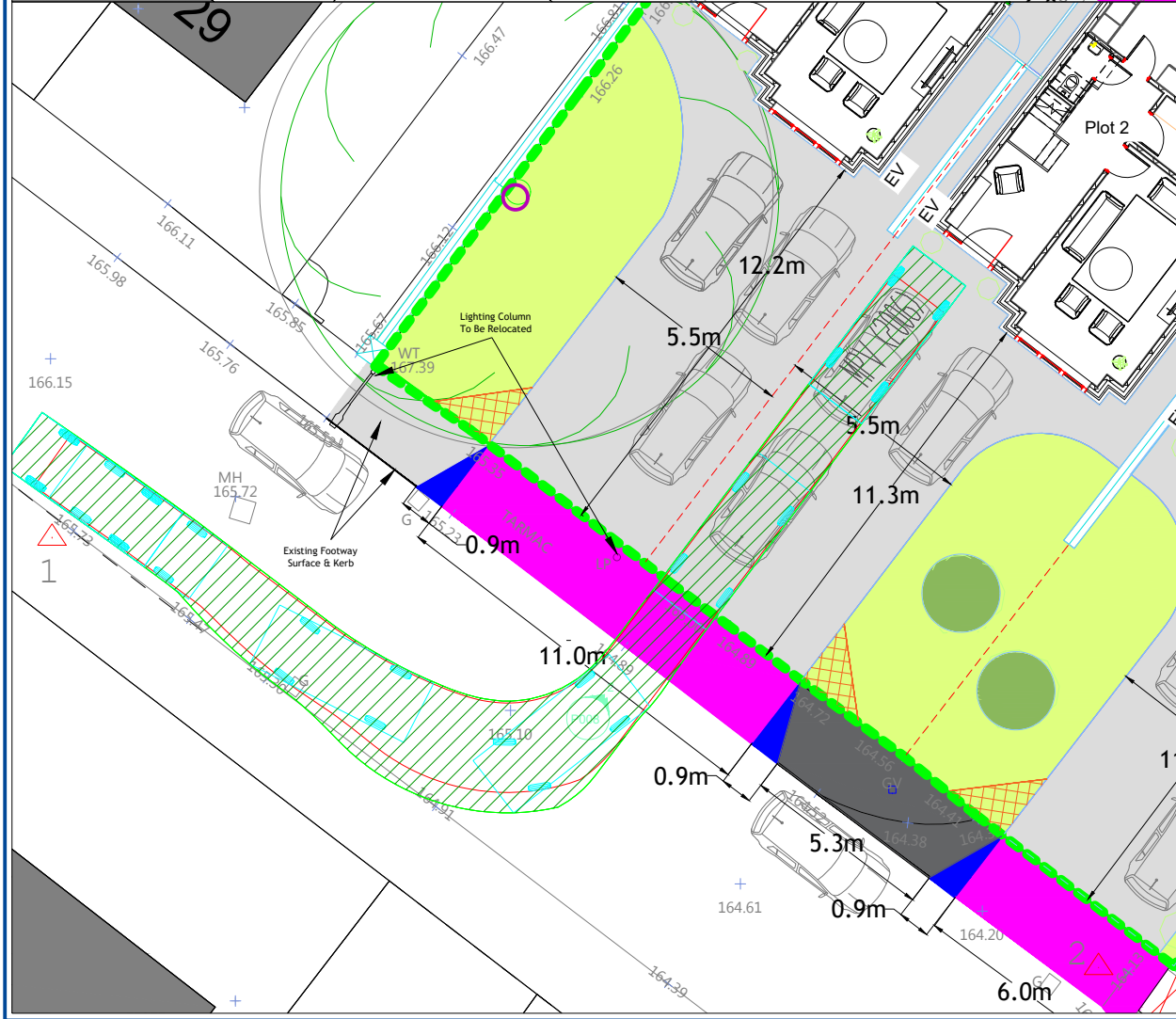
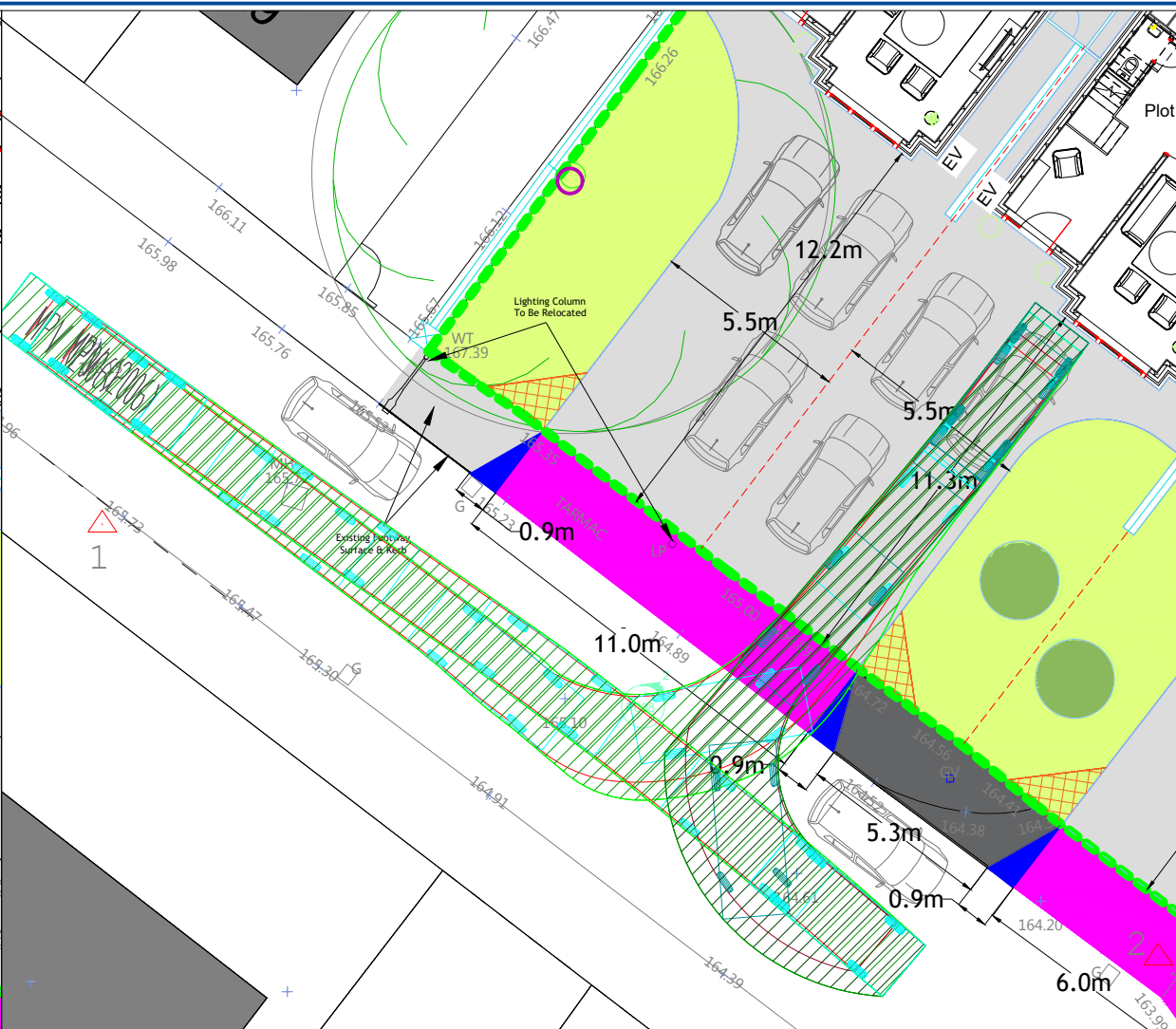
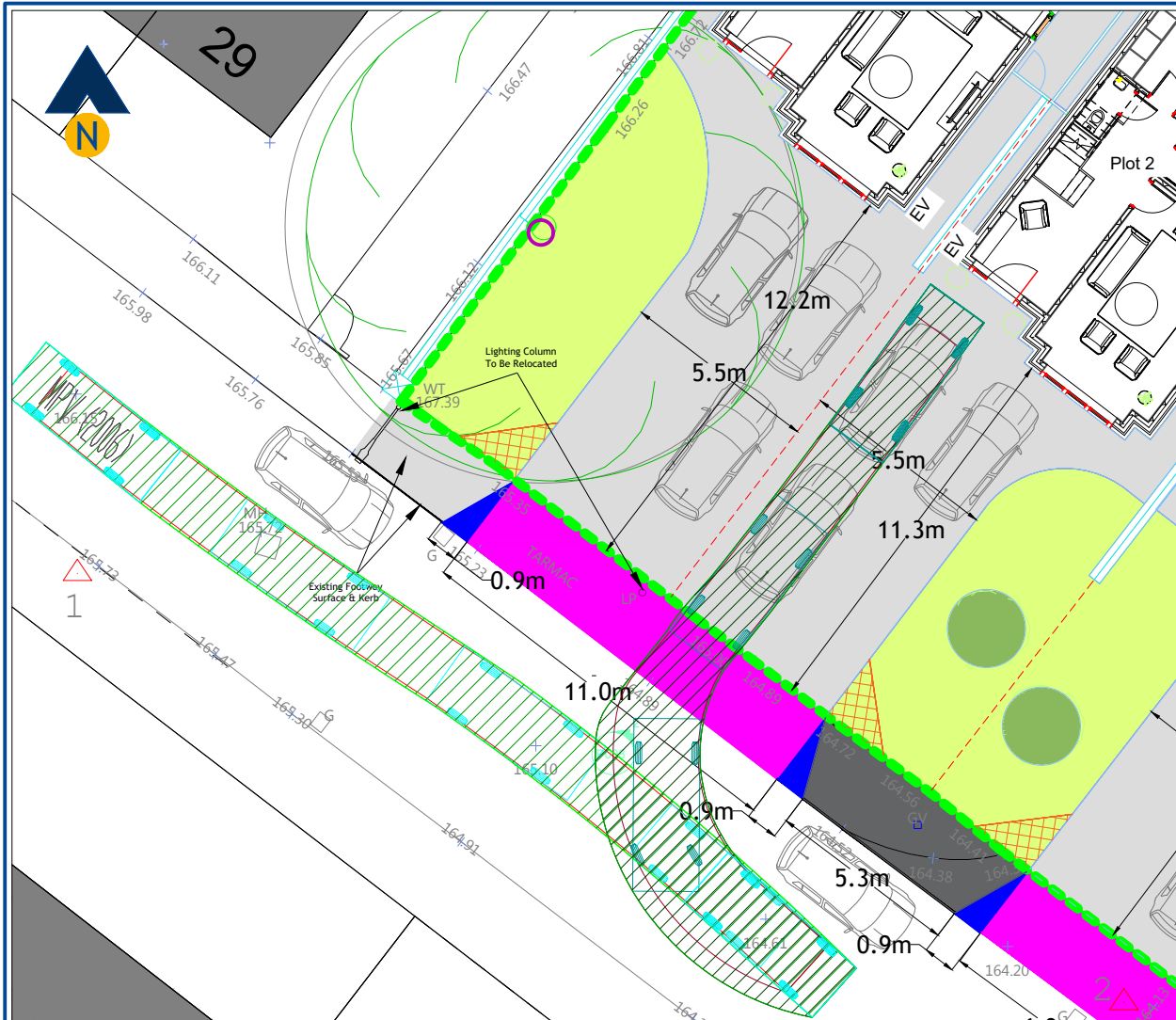
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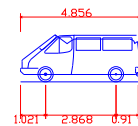
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Overall Body Height 1.919m
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Max Track Width 1.778m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 5.700m

Client: Home Design & Build

Project: Old Ambulance Station
Ramsbottom, Bury

Drawing Title: Proposed Site Access Arrangements
Swept Path Assessment - Plot 2
Family Vehicle Reverse-In / Drive-Out

Drawing Number: J000665-ATR105

Revision: -

Date: 19/12/25

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