

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/007

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67823

Location: Openshaw Fold Farm, Bury and Bolton Road, Radcliffe,
Manchester, M26 4EP

Development: Demolition of a range of dilapidated agricultural buildings
and the erection of a new agricultural livestock building
and bale store

RECOMMENDATION

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

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 Public Footpath No.1, Christ Church, Radcliffe, that serves the site in the event that subsequent remedial works are required following demolition works/construction of the development;
- Proposed access route to the site from Bury and Bolton Road;
- Hours of operation, confirmation of demolition, delivery and construction vehicle sizes that can be accommodated on the Public Right of Way leading to the site and number of vehicle movements;
- Parking on site of operatives' vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way and 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.

The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

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Reasons

To maintain the integrity of the highway, mitigate the impact of the demolition and 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 demolition and construction periods and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.

Comments and Observations

The applicant's attention is drawn to the existence of Public Right of Way No.1, Christ Church, Radcliffe, 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)

Date: 23 March 2022

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY