



RESIDENTIAL DEVELOPMENT AT 9 TAYLORS LANE, RADCLIFFE, BOLTON, BL2 6QS



ACCESS ROUTE SURVEY & REMEDIATION REPORT



Flood Flow Limited
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22221/JJ

Report Title: Residential Development at 9 Taylors Lane, Radcliffe, Bolton, BL2 6QS

Client: Elizabeth Haslam

Report Status: First issue

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01	04.04.2023	A. Jones BSc (Hons) MSc	Jason Jones BEng (Hons) MCIHT	First Issue



Limitations

All findings, recommendations and conclusions contained in this report are based on information provided to us during investigations. Flood Flow Ltd has created the report based on the assumption that all the information is accurate and accepts no liability should additional information exist or become available.

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SECTION I EXECUTIVE SUMMARY

- I.1. Flood Flow Ltd has been instructed to prepare an Access Route Survey & Remediation Strategy in support of a planning application for the proposed residential development land at 9 Taylors Lane, Radcliffe, Bolton, BL2 6QS.
- I.2. The proposed works include the conversion of existing stable block to form 1 no. dwelling with associated garage and stable block.
- I.3. This Access Route Survey & Remediation Strategy has been produced to support the planning application No. 67787 and demonstrate to the Bury Metropolitan Borough Council Planning and Highway Authority that the development is satisfactory as stated in Condition 9 of the Notice of Planning Permission.
- I.4. The subject site location is illustrated in Appendix B with a site grid reference NGR E375695 , N409311.
- I.5. The existing access to the site is shown in **Appendix A**.
- I.6. The scope of this report for the subject site includes the following tasks:
 - Review of site characteristics;
 - Identification of constraints;
 - Selection of appropriate remedial technology; and,
 - Development of remedial strategy.



SECTION 2 PLANNING CONDITION NO. 9

2.1. Bury Metropolitan Borough Council has granted permission for the proposed development at land adjacent to 9 Taylors Lane, Radcliffe, Bolton, BL2 6QS. This permission is subject to discharge of planning conditions, and this document has been prepared in support of discharging condition no. 9:

No development shall commence unless and until the following details have been submitted to and approved in writing by the Local planning Authority:

- *Access route to the site from the adopted highway and detailed photographic survey of the route (Public Footpath No.'s 15 and/or 46, Christ Church, Radcliffe).*

- *The survey shall include details of any preliminary works that would be required to maintain the structural integrity of the track during the construction phase of development. Such preliminary works shall be carried out prior to development commencing and maintained thereafter during construction.*

- *Within one month of the completion of the development, a further survey shall be undertaken to determine if any damage has occurred due to construction traffic.*

- *The findings of the survey and details of any remedial works, required to ensure that the access route is not deleterious than prior to commencement of construction works, shall be submitted to the Local Planning Authority. The survey shall include a timetable for implementation of any approved remedial works.*

- *The remedial works shall be implemented to the approved timetable and the access route shall be available for public use.*

Reason. *In order to ensure that the existing site access route/Public Rights of Way(s) is/are not damaged and in the interests of public safety pursuant to the NPPF and UDP Policies HT6/2 Vehicular and Pedestrian Conflict/RT3/4 Recreational Routes.*

SECTION 3 DEVELOPMENT PROPOSALS

- 3.1. At present the site is in an urban location and the land is to be developed into a proposed dwelling. There is an existing access off Ainsworth Hall Road or Bury New Road that will be used for the proposed development.
- 3.2. The access off Ainsworth Hall Road is very narrow and deemed substandard for regular deliveries, therefore the focus of the photographic survey is the access off Bury New Road via Taylors Lane.
- 3.3. The proposed layout is included in **Appendix A**.

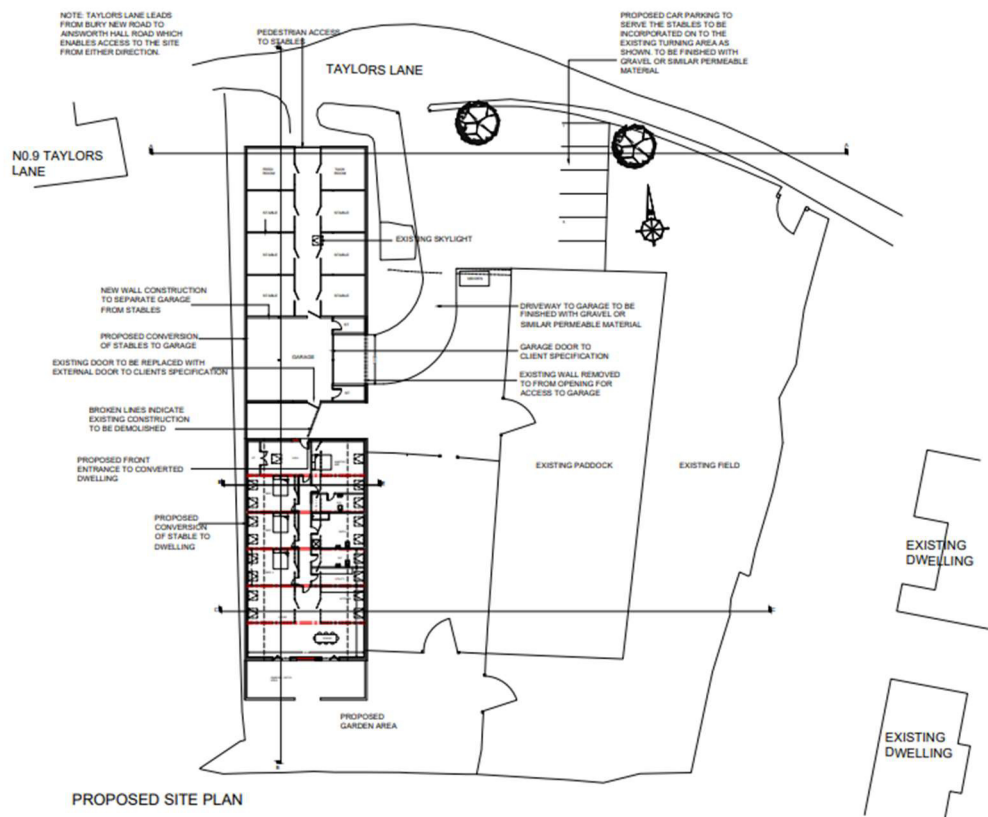


Figure I - Proposed Site Layout

SECTION 4 PHOTOGRAPHIC SURVEY

- 4.1. The photographic survey was carried out on the 31st March 2023 and photographs can be found in **Appendix C**.
- 4.2. The location of access points can be seen below.



Figure 2 – Access Locations

SECTION 5 REMEDIATION STRATEGY

- 5.1. The findings of visual and photographic survey have been reviewed and the following remediation strategy and timetable is proposed.
- 5.2. Prior to the development commencing;
- Supply suitable fill to balance site compaction. Minimum 95% compaction.
 - Carry out the Plate Compaction to compact external road hardstandings and improve in situ CBRs to >5%.
 - Ensure minimum 150mm Thick layer of Type I stone.
 - Road sweeping or dust suppression at the entrance off Bury New Road.
- 5.3. During construction;
- Ensure minimum 150mm Thick layer of Type I stone.
 - Road sweeping or dust suppression at the entrance off Bury New Road.
- 5.4. Following construction;
- Site walkover and visual inspection of the road construction
 - Ensure minimum 150mm Thick layer of Type I stone.
 - Road sweeping or dust suppression at the entrance off Bury New Road.
 - Final report and road survey following construction.
- 5.5. The contractor shall employ only plant and working methods which are suited to the materials to be handled and traversed. The contractor shall be responsible for maintaining the nature of the acceptable material so that when it is placed and compacted it remains acceptable in accordance with the Contract.
- 5.6. Works should be halted during periods of intermittent or prolonged rainfall to ensure the materials are not placed in a manner that would result in softening of either the formation or the newly placed material. It will be the contractor's responsibility to determine appropriate weather conditions and determine the suitability of works.
- 5.7. Areas of fill shall, unless otherwise permitted by the Engineer, be constructed evenly over their fullest possible extent and the Contractor shall carefully control and direct

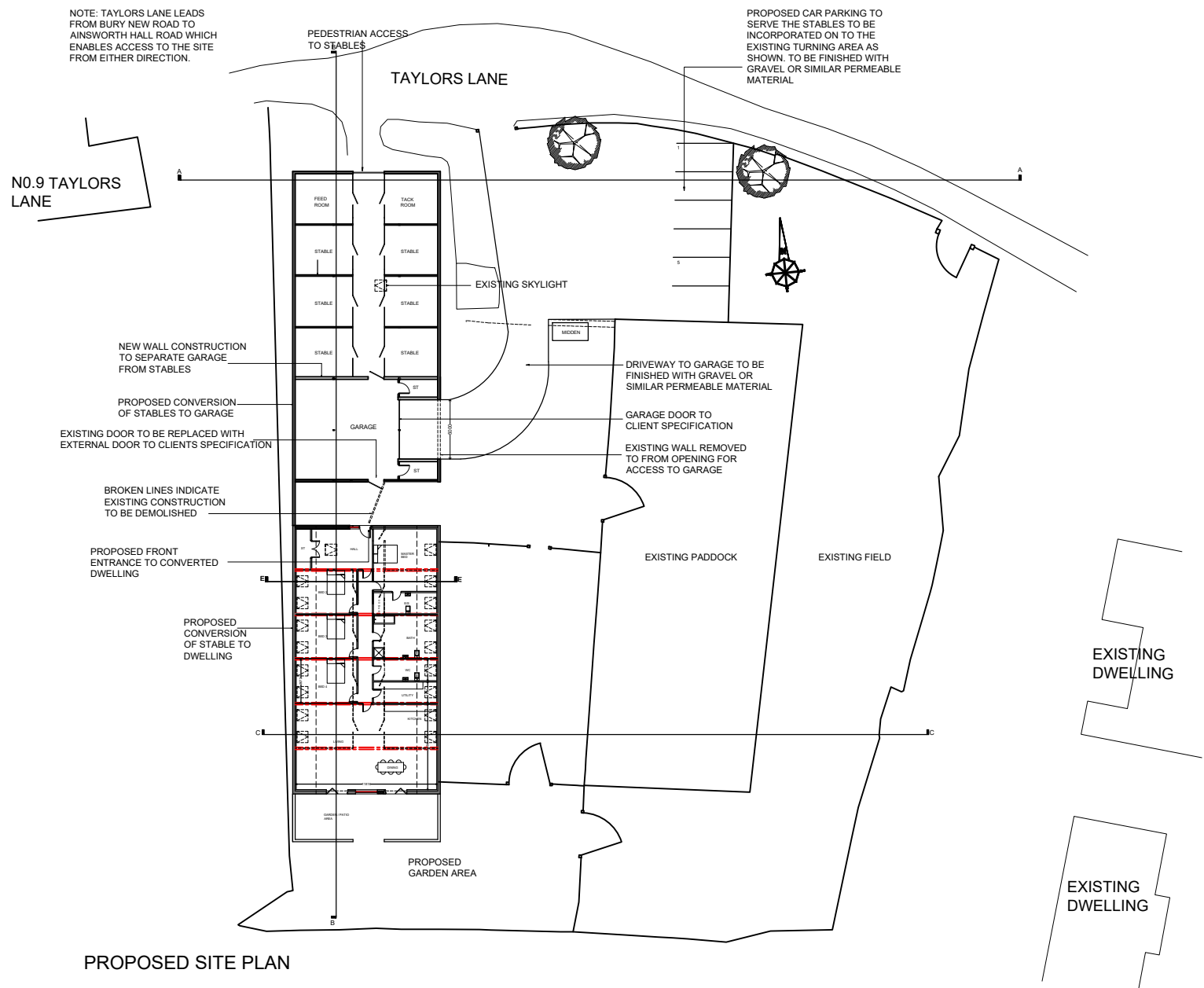


construction plant and other vehicular traffic uniformly over the area of compacted fill.

- 5.8. Damage by construction plant and other vehicular traffic shall be made good by the Contractor with material having the same characteristics and strength as the material had before it was damaged.
- 5.9. The Contractor shall carry out compaction upon the materials which require to be compacted, as soon as practicable after deposition.
- 5.10. Compaction shall be undertaken using the plant and methods appropriate to the compaction requirements for the Class of material being compacted.
- 5.11. Flood Flow Ltd considers that with the adoption of the above best practices the proposed development site access can be safely maintained during construction phase, and the construction traffic will not have a deleterious effect on its safety and integrity, in compliance with Planning Condition No. 9.



APPENDIX A



PROPOSED SITE PLAN

REV	DESCRIPTION
A	GARAGE ADDED AND LAYOUT AMENDED 19.05.21
B	KITCHEN LAYOUT AMENDED 25.05.21
C	GENERAL AMENDMENTS FOLLOWING RESPONSE TO PRE-APP 15.09.21
D	ONE STABLE CHANGED TO FEED ROOM AND DRIVEWAY ADDED 14.10.21 D.D.
E	CAR PARKING SPACES ADDED 01.11.21 R.P.
F	POSITION OF SKYLIGHT CHANGED 16.09.22 R.L.
G	NEW FLOOR PLAN SCHEME PLACED ONTO SITE PLAN 10.10.22 R.L.
H	AMENDMENTS TO FLOOR PLAN 11.10.22 R.L.

PROPOSED SITE PLAN

PART DEMOLITION AND PART CONVERSION OF EXISTING STABLE BLOCK TO A DWELLING, 7 TAYLOR'S LANE, BOLTON

CLIENT:	E.HASLAM	 NEIL PIKE ARCHITECTS
DWG NO:	PL K1003/01	
SCALE:	1/500 @ A3	
DRAWN BY:	R.P.	
DATE:	21/04/21	
REV:	H	

MICHIGAN HOUSE, 17-19 CHORLEY NEW ROAD, BOLTON, BL14 4QR
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APPENDIX B

H. M. LAND REGISTRY

NATIONAL GRID PLAN
GREATER MANCHESTER

SD 7509

SECTION D

BURY DISTRICT

Scale 1:1250

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



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TITLE No. GM338338

This official copy is issued, and shows the state of this title plan, on 21 September 2012 at 12:43:43.

It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

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APPENDIX C





Director: Jason.Jones B.Eng (Hons) MCIHT,
Associate Directors: Ausrine Jones BSc (Hons) MSc & Adam John Jones B.Eng (Hons) MEng CIWEM

Flood Flow Ltd Registered in England and Wales No. 5548911



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