

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/253

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

Planning Application No: 72240

Location: Spurr House, Pole Lane, Bury, BL9 8QL

Development: Demolition of existing buildings, site clearance works including removal of areas of hardstanding and the erection of two blocks of apartments, comprising 60 No. residential units, relocation of existing site access, and associated landscaping

RECOMMENDATION

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

1. No development shall commence unless and until a 'Demolition/Construction Traffic Management Plan', has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition operations, construction of the development and as a result of any statutory undertakers connections to the site/new dwellings;
 2. Access route for all demolition and construction vehicles to the site from the Key Route Network;
 3. Access point(s)/arrangements for construction traffic from Pole Lane, taking into consideration the need to maintain safe pedestrian and/or vehicular access to adjacent residential properties and all temporary works required to facilitate access for demolition/construction vehicles;
 4. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian and/or vehicular access to adjacent to adjacent residential properties and retention of adequate levels of visibility onto Pole Lane;
 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
 6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Pole Lane;
 7. Confirmation of hours of operation and number of vehicle movements;
 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage demolition/delivery vehicle manoeuvres;
 9. Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;

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10. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the demolition/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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

2. Notwithstanding details of the pedestrian and vehicular access alterations shown indicatively on the approved plans, no development shall commence unless and until full details of the following have been submitted to a scope and specification to be agreed with the Highway Authority on a topographical based survey of the site and adjacent highways to the Local Planning Authority:
 1. Reinstatement of the redundant site access to adjacent footway levels;
 2. Reconstruction of the easterly Pole Lane footway abutting the site as a result of the proposed demolition works, construction of the development, boundary treatment alterations and any statutory undertakers connections to the site;
 3. Demarcation of the limits of the adopted highway;
 4. Formation of the new vehicular access perpendicular to Pole Lane;
 5. Formation of the new pedestrian access, level with the back of footway on Pole Lane;
 6. Provision of a tactile paved pedestrian crossing point at the junction;
 7. 2.4m x 43m visibility splays at the junction with Pole Lane;
 8. Measures to prevent the discharge of surface water from the proposed access/car park onto the adopted highway;
 9. All associated highway and highway drainage remedial works, including the relocation/replacement of any affected highway gullies.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority and fully completed prior to first occupation of the development. The visibility splays shall be implemented to the satisfaction of the Local Planning Authority before the access and parking area is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

3. The development hereby approved shall not be commenced unless and until a review of the need for any Traffic Regulation Orders in the vicinity of the site, with a view to introducing additional parking restrictions as appropriate, including, if required, all necessary road markings and signage, in addition to ensuring that existing parking restrictions remain in place and are refreshed accordingly. The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.
4. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the access and car park is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

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5. The car and cycle parking indicated on the approved plans shall be surfaced, demarcated (as appropriate) and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being first occupied and thereafter maintained at all times. (CAR1 Amended).
6. Bin storage arrangements shall be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

1. 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 adopted highways are kept free of deposited material from the ground works operations.
2. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety.
3. To ensure good highway design in the interests of road safety and mitigate any overspill parking from the proposed facility.
4. To minimise the standing and turning movements of vehicles on the highway, in the interests of road safety
5. To ensure adequate off street car parking provision and cycle storage arrangements, in the interests of highway safety.
6. To ensure that adequate bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

1. This recommendation relates to the revised plans and supporting information received by this Section on 27 November 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of the required highway works and TRO review. The cost of the physical and legal works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Place detailing any proposed demolition works in connection with the proposed development. (N020)

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4. 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)

Date: 03 December 2025

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

HIGHWAYS ASPECTS ONLY