

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/011

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71345

Location: 10 Spring Vale Street, Tottington, BL8 3LR

Development: Erection of 2 No. industrial units with first floor offices

RECOMMENDATION

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

1. The measures and facilities detailed in the 'Construction Traffic Management Plan' (CTMP), incorporating:
 - Agreed hours of operation and number of vehicle movements;
 - Parking on site of operatives' and construction vehicles together with storage on site of construction materials;
 - Site hoarding including the provision, where necessary, of temporary pedestrian facilities/protection measures on the adjacent highway;
 - Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

shall implemented to satisfaction of the Local Planning Authority. 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.

2. The pedestrian and vehicular access improvements indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is brought into use. (HY08 Amended)
3. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended)
4. The bin storage arrangements indicated on the approved plans shall be made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

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Reasons

1. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and 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, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.
2. To ensure good highway design in the interests of highway safety.
3. To ensure adequate off-street car parking provision in the interests of road safety.
4. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site in the interests of road safety.

Comments and Observations

Date: 06 February 2025

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

HIGHWAYS ASPECTS ONLY