

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 23/09/2025	Ref: 72265/CONDIS
Registration: 29/08/2025	LDfC:	Expiry Date: 24/10/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 4 (construction traffic management plan (CTMP)) on planning permission 71688

Location: Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

Description

Condition 4 - Construction Traffic Management Plan

Relevant Planning History

71688 - Replacement dwelling with associated landscaping, servicing and incidental residential use of existing outbuildings - Approve with Conditions 10/07/2025

Publicity

n/a

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Condition 4 - Construction Traffic Management Plan.

A CTMP has been submitted.

The Highway Authority are satisfied with the information submitted and can recommend the condition can be discharged.

Recommendation: Approve

Conditions and Reasons:

The following condition has been approved -
Condition 4 - Construction Traffic Management Plan Issue no.1 dated 21st July 2025.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	23/9/25	DM	26/09/2025