

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/183

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69880

Location: Fairfield General Hospital, Rochdale Old Road, Bury,
BL9 7TD

Development: Prior approval for proposed demolition of existing two
storey residential accommodation blocks, nos. 54, 55, 56
and 57

RECOMMENDATION

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

The measures and facilities detailed in the approved method statements and supporting information implemented to the satisfaction of the Local Planning Authority and be adhered to throughout the demolition period, with the measures retained and facilities used for the intended purpose for the duration of the demolition period.

Reasons

To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent highways, ensure adequate demolition traffic access and demolition materials storage arrangements for the duration of the demolition period and that the adopted highways are kept free of deposited material from the ground works operations.

Comments and Observations

1. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

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2. The applicant's attention is drawn to the existence of Public Rights of Way No. 57, Bury, which abuts/forms an access onto the 'contractor access/egress route' indicated on the submitted plans. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)

Date: 31 July 2023

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

HIGHWAYS ASPECTS ONLY