

Report to: Executive Member Environmental Services

Date: 1st April 2008

Report of: Director of Environmental Services

Report No: EMES/142/08

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Report Title: Highway proposals associated with development at the former Greyhound Track, Manchester Road/Raikes Lane, Bolton

Non Confidential: This report does **not** contain information which warrants its consideration in the absence of the press or members of the public

Purpose: To seek approval of alterations to the highway made necessary by a proposed car showroom development, utilising an agreement under Section 278 of the Highways Act 1980.

Recommendations: The Executive Member is recommended to approve the proposed highway improvements to Raikes Lane/A666 slip road as shown in principle on drawing 317027-06 utilising an agreement under Section 278 of the Highways Act 1980, subject to a satisfactory Safety Audit.

Decision:

Background Doc(s):

Signed:

Leader / Executive Member

Monitoring Officer

Date:

Summary:

Planning permission for the erection of car showrooms, workshop, parts store, washing bays, associated car parking areas and the creation of a new access was granted on 15th June 2007. It is now necessary for the Council as Highway Authority to approve the necessary highway improvements, to be implemented utilising an agreement under Section 278 of the Highways Act 1980.

Background information

1. Planning permission for the erection of car showrooms, workshop, parts store, washing bays, associated car parking areas and the creation of a new access was granted on 15th June 2007 to Williams Motors (Holdings) Ltd.

Proposals

2. Conditions attached to the planning consent required the following highway improvements.
 - (a) The Raikes Lane/A666 slip road/new site access junction, including new traffic signals and SCOOT control to link to the Manchester Road signals.
 - (b) The Croft Street/new service road access junction
3. The proposed improvements which will be covered by the Section 278 Agreement are shown in principle on drawing 317027-06.

The traffic impact

4. Both the Raikes Lane/A666 slip road junction and the Manchester Road/Raikes Lane junction are already at, or close to capacity in the morning and evening peak periods and at times on Saturday, which results in congestion.
5. The additional traffic generated by the motor dealership, together with the introduction of a new set of traffic signals at the Raikes Lane/A666 slip road junction, may increase delays and congestion.
6. At some time in the future, the Manchester Road/Raikes Lane junction will also need improving, as shown on drawing no. 990610-41. However, this will be included in any discussion with future developers in the area.
7. In addition, a condition has been imposed on Williams Motors (Holdings) Ltd preventing any development on the remaining undeveloped part of the site until the Manchester Road/Raikes Lane junction is improved.
8. On completion of the scheme shown on drawing 990610-A1, the works are considered to be of benefit to the public and are recommended to the Executive Member for approval.

Implementation

9. The works shown on drawing number 317027/101/A4 will be implemented utilising an agreement under Section 278 of the Highways Act 1980.

Financial implications

10. The works will be funded by the developer under the terms of a Section 278 Agreement. There are no financial implications for the Council.

Recommendations

11. The Executive Member is recommended to approve the proposed highway improvements to Raikes Lane/A666 slip road, as shown in principle on drawing 317027-06 utilising an agreement under Section 278 of the Highways Act 1980, subject to a satisfactory Safety Audit.

ES/HE/Del/AMC/CLB
10th March 2008