

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/279

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70195

Location: Millwood Primary Special School, School Street, Radcliffe,
Manchester, M26 3BW

Development: Erection of an extension to contain classrooms, multi-purpose hall and support areas; Landscaping works to include dedicated play areas, railings and external pagoda and additional car parking on the existing school site

RECOMMENDATION

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

1. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 - Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development;
 - Access route for all construction vehicles to the site from the Key Route Network, including the need to prohibit the use of the residential estate roads to the north of the site;
 - Access point/arrangements for construction traffic from School Street, taking into consideration the need to maintain safe pedestrian/vehicular access to Millwood School, and all temporary works required to facilitate access for construction vehicles;
 - If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian access on the adopted highway and to the school;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto/along School Street;
 - Confirmation of hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and construction vehicles, retention of existing school parking and mini-bus drop of facilities together with facilities for the storage on site of construction materials;

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- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the 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. The turning facilities indicated on the approved plans shall be provided before the development hereby approved 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)
3. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority before the development hereby approved is brought into use and thereafter maintained at all times. (CAR1 Amended).

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 minimise the standing and turning movements of vehicles on the highway in the interests of road safety
3. To ensure adequate off-street car parking provision in the interests of road safety.

Comments and Observations

The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial and any required hoarding permits/Streetworks licences. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 15 November 2023

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

HIGHWAYS ASPECTS ONLY