

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/296

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70105

Location: 3 Sunningdale Avenue, Whitefield, Manchester, M45 7GW

Development: Demolition of existing dwelling and erection of 1 No. dwelling

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, the retained driveways that form part of the proposed permeable/porous hardstanding area and turning facilities shall be a minimum of 5.0m in length, measured from the back of the adjacent adopted footway, and shall be implemented to the satisfaction of the Local Planning Authority before the dwelling hereby approved is first occupied.
2. 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 and as a result of any statutory undertakers connections to the new dwelling;
 - Access route for all construction vehicles to the site from the Key Route Network;
 - Access point/arrangements for construction traffic from Hollins Close, all temporary works required to facilitate access for construction vehicles and retain access for existing residents;
 - If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its accesses onto Sunningdale Avenue;
 - Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on Sunningdale Avenue and number of vehicle movements;

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- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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.

Reasons

1. To ensure good highway design and to allow adequate space to maintain vehicles clear of the highway in the interests of road safety.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, all in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 11 January 2024. (N025 Amended)
2. 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 works. The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 11 January 2024

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

HIGHWAYS ASPECTS ONLY