

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/259

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70083

Location: Land adjacent to 11 Walter Street, Prestwich, Manchester,
M25 3HJ

Development: Erection of 1 No. dwelling

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved plan reference 2302-1001 Revision D, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
 - Reconstruction of the footways abutting the site to a scope and specification to be agreed, incorporating the reinstatement of the redundant footway crossing onto Walter Street and former garage colony concrete accesses onto the adjacent adopted back street to adjacent footway levels, provision of new edgings or other agreed measures to demarcate the limits of the adopted highway, provision of a footway crossing to serve the proposed rear parking arrangements/hardstanding and all associated highway remedial works that may be required as a direct result of the proposed development and any statutory undertakers connections to the new dwelling;
 - Formation of the proposed rear parking arrangements/hardstanding, incorporating adequate levels of visibility at the back edge of the footway, porous/permeable materials and/or measures to prevent the discharge of surface water onto the adopted highway, parking facilities sufficient to accommodate two vehicles clear of the proposed gate arrangements and gates that do not open out onto the adjacent adopted highway;
 - All boundary treatments abutting the adopted highway including the 'slatted timber fence' on the easterly site boundary shown, incorporating foundations that do not encroach under the adopted highway, confirmation of heights taking into consideration the need to retain adequate levels of visibility at the junction of Walter Street with the un-named adopted back street and provision of new edgings to demarcate the limits of the adopted highway/retain the adjacent soft and hard landscaping at all relevant locations.

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The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the dwelling hereby approved being 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 abutting the site in the event that subsequent remedial works are required following construction of the development, works to the existing site accesses and boundaries and as a result of 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, taking into consideration the need to maintain safe pedestrian/vehicular access on the adjacent adopted highways 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 vehicular access to the adjacent residential properties;
 - 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;
 - Confirmation of hours of operation and delivery & construction vehicle sizes that can be accommodated on the residential streets that form the access to the site 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, together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
 - 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. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

3. Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways, ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. 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.
3. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 20 February 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 the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 26 February 2023

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

HIGHWAYS ASPECTS ONLY