

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/260

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68067

Location: Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD

Development: Erection of 1 No. dwelling

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 Owlerbarrow Road/Public Right of Way (Bridleway) No. 146, Bury, that serves/abuts 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 construction traffic from the adopted highway;
 - Site hoardings (if proposed) clear of the adopted highway;
 - Hours of operation, confirmation of delivery and construction vehicle sizes that can be accommodated on the residential access roads/Public Right of Way serving the site and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
 - Parking on site (or on land under 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 adopted highways/Public Right of Way 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.

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2. The proposed access, parking and bin storage arrangements indicated on the approved plans, incorporating the provision of a hardstanding in a permeable/porous material or incorporating other measures to prevent the discharge of surface water onto the adjacent Public Right of Way to the dimensions shown in order to accommodate two vehicles within the curtilage of the site, 0.6m high splayed boundary wall and splayed fenceline to provide adequate levels of visibility at the junction with Public Right of Way No. 146, Bury, and all associated highway remedial works required as a result of the construction of the proposed development and statutory undertakers/drainage connections to the new dwelling, shall be implemented to the written satisfaction of the Local Planning Authority prior to the dwelling hereby approved being first occupied 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 residential streets, and 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, in the interests of highway safety.
2. To ensure adequate off-street car parking provision in the interests of road safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of any associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N011 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No. 146, Bury, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 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 Amended)

Date: 10 October 2022

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