

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 20/239

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70036

Location: Land adjacent to 173 Whalley Road, Shuttleworth,
Ramsbottom, Bury, BL0 0DG

Development: Erection of 1 No. dwelling

RECOMMENDATION

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

1. The formation of the proposed parking area indicated on approved plan reference 'Drawing No. 2 A', incorporating the provision of a minimum 3.0m x 5.0m, partially covered parking space clear of the pedestrian route and bin storage area shown in a porous/permeable material (not loose stone) and/or measures to prevent the discharge of surface water onto the adjacent adopted highway, and all associated footway remedial works abutting the site required as a result of the construction of the proposed development and statutory undertakers connections to the dwelling, shall be implemented to an agreed specification and to the written 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 footway and carriageway abutting the site in the event that subsequent remedial works are required following construction of the development, works to the site boundary and as a result of statutory undertakers connections to the site;
 - Hours of operation and number of vehicle movements;
 - Storage on site of construction materials, including any requisite phasing of the development to accommodate this;
 - If proposed, site hoarding/inward opening gate positions, including the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
 - Measures to ensure that all mud and other loose materials are not spread onto the adopted highway as a result of the proposed ground works operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

Cont/.....

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 storage of construction materials.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure adequate off street car parking provision in the interests of road safety and maintain the integrity of the adopted highway.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off highway 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.

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 highway remedial works required as a result of the proposed development. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. 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)

Date: 09 October 2023

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

HIGHWAYS ASPECTS ONLY