

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/080

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69466

Location: 136 Stand Lane, Radcliffe, Manchester, M26 1GS

Development: Erection of two storey building with retail unit at ground floor and 3 No. apartments at first floor with associated parking and landscaping

RECOMMENDATION

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

1. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
2. The access and car parking alterations indicated on approved plan reference DA20070.1. 006, incorporating the reinstatement of the redundant access to adjacent footway levels, demarcation of the limits of the adopted highway, provision of bollards clear of the adopted highway to prevent vehicle encroachment of the footway, 'tarmac driveway and parking area' constructed in a SUDS compliant permeable product and/or measures to prevent the discharge of water onto the adopted highway and all necessary works to the adjacent footway required to reinstate it to its former condition prior to commencement of the development, shall be implemented to the written satisfaction of the Local Planning Authority before the use hereby approved is commenced.
3. The car parking, turning facilities and bin storage arrangements indicated on approved plan reference DA20070.1. 006 shall be provided prior to the development hereby approved being brought into use/first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The development hereby approved shall not be brought into use/first occupied unless and until the bin storage arrangements indicated on approved plan reference DA20070.1. 006 have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained available for use at all times.

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Reasons

1. To maintain the integrity of the adopted highway and ensure adequate off-highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.
2. To ensure good highway design in the interests of pedestrian and road safety.
3. To ensure adequate off street car parking and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety
4. To ensure adequate bin storage arrangements are provided within the curtilage of the site in the interest of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed highway and all associated remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary treatment under the adjacent adopted highway.
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: 02 May 2023

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

HIGHWAYS ASPECTS ONLY