

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/024

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69254

Location: Land adjacent to 100 Bury New Road, Radcliffe, Bolton,
BL2 6QB

Development: Outline application for erection of 2 No. detached
dwellings with details of access, layout and scale
(appearance and landscaping matters reserved)

RECOMMENDATION

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

1. The following highway aspects shown indicatively on approved plan reference 02 Revision B shall be submitted on a topographical survey of the site and adjacent adopted highways at first reserved matters application stage:
 - Vehicular access arrangements to both dwellings utilising the existing access to the westerly dwelling and existing shared access to the easterly dwelling from Bury New Road;
 - Provision of 2.4m x 59m visibility splays at each junction with Bury New Road and adequate visibility at the back edge of the footway, with no obstructions above the height of 0.6m within them and on land within the applicant's control;
 - Provision of turning facilities within the curtilage of each dwelling in order to enable vehicles to enter and leave each hardstanding, including that of No. 100 Bury New Road, in a forward gear;
 - Hardstandings in porous/permeable materials and/or measures to prevent the discharge of surface water onto the adopted highway, incorporating the demarcation of the limits of the adopted highway;
 - Provision of bin storage arrangements within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.
 - Provision of parking facilities within the curtilage of each dwelling in accordance with the maximum standards in SPD 11 - Parking Standards in Bury.

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority before the dwellings are first occupied.

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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 and as a result of statutory undertakers connections to the site;
 - Access route for all vehicles to the site from the Key Route Network and any temporary works required to facilitate access for ground works/construction vehicles;
 - If proposed, details of site hoarding/gate positions clear of required visibility splays onto Bury New Road;
 - 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 access onto Bury New Road;
 - Confirmation of hours of operation 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;
 - Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted 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 brought into use.

Reasons

1. To ensure good highway design, the intervisibility of the users of the site and the adjacent highways, adequate off street car parking provision, adequate bin storage arrangements clear of the adopted highway and to minimise the standing and turning movements of vehicles on the highway, all in the interests of road safety.

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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 demolition/construction periods and ensure that the adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 01 March 2023. (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 developer. (N011 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: 01 March 2023

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

HIGHWAYS ASPECTS ONLY