

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 20/319

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67535

Location: Burrs Country Park, Woodhill Road, Bury, BL8 1BU

Development: Works to formalise the existing overspill car park and improve pedestrian access along Woodhill Road including - Sensitive upgrading of the road and parking bay surfacing using a porous geogrid surface; Creation of a new pedestrian footpath between the car park and Woodhill Road ;Creation of a new pavement on the western side of Woodhill Road; New zebra crossing across Woodhill Road to create a continuous pedestrian link from Stock Street into the heart of the Country Park; Widening vehicular and pedestrian entrances into the car park area by removing short sections of hedgerow followed by improving the quality of the hedge through replanting according to advice from Ecologist; New wildflower and woodland understorey planting to the eastern boundaries of the car park to strengthen the wildlife corridor; New standard tree planting within the car park area

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 Public Right of Way No. 152, Bury (Woodhill Road) abutting the site in the event that subsequent remedial works are required following construction of the development;
 - Access and egress point(s) for construction traffic from/onto Public Right of Way 152, Bury;
 - Proposed site hoardings (if proposed) clear of adequate visibility splays onto Public Right of Way No. 152, Bury;
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;

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- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
- 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 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. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/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.

2. No development shall commence unless and until improvements to visibility at the junction of the proposed car park exit onto Public Right of Way No. 152, Bury (Woodhill Road) shown indicatively on the approved plans have been agreed on site with the Local Planning Authority/Highway Authority. The improvements agreed, incorporating the partial removal and/or trimming back of the existing hedge and all associated works, shall be implemented to the satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction. (HY06 Amended)
3. The one way access/egress arrangements indicated on the approved plans, incorporating the use of defined access/egress points and all associated markings and signage, shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use in the phases proposed..
4. The car parking indicated on the approved plans shall be surfaced and demarcated to the satisfaction of the Local Planning Authority. (CAR1 Amended)
5. The measures and future maintenance arrangements indicated in the submitted document entitled 'Management and Maintenance Proposals for Overspill Car Park and Associated Paths at Burrs Country Park dated November 2021' shall be implemented to the satisfaction of the Local Planning Authority.

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Reasons

1. To maintain the integrity of the highway, 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 ensure that the highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
3. To ensure good highway design in the interests of highway safety.
4. To ensure adequate off-street car parking arrangements in the interests of road safety.
5. To ensure that the paths serving the car park are maintained to an acceptable standard in the interests of pedestrian safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 15 December 2021. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No.152, 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 applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any highway remedial works that may be required as a result of the proposed development. The cost of the works will be the responsibility of the applicant. (N011 Amended)

Date: 16 December 2021

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY