

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/007

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71278

Location: 12 Owlerbarrow Road, Bury, BL8 1RD

Development: Erection of 1 No. dwelling at rear

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans including the retention of the existing hedge shown, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways, unadopted shared access and Public Footpath No. 144, Bury to the Local Planning Authority:
 1. Scheme of resurfacing and highway remedial works on the unadopted section of Owlerbarrow Road, at the interface with the adopted section of Owlerbarrow Road and westerly end of the adopted footway on Owlerbarrow Road to a scope, extents and specification to be agreed, incorporating the provision of edge of carriageway/give-way markings in a position to be agreed;
 2. Formation of the proposed new access onto the unadopted section of Owlerbarrow Road to serve the new driveway for the existing dwelling to a scope and specification to be agreed, incorporating works at the interface with the shared private access to demarcate the extents of the carriageway, adequate levels of visibility at the junction in accordance with the standards in Manual for Streets and removal of a sufficient section of the existing hedge to achieve the visibility splays required;
 3. Proposed new hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water on the unadopted and adopted sections of Owlerbarrow Road;
 4. Extents of the proposed 1.8m high timber overlap fence and concrete posts along the 'entire eastern site boundary', to be sited clear of the adjacent Public Right of Way;
 5. In association with the above, construction method statement for the erection of the fence incorporating appropriate pedestrian protection measures and retention of adequate pedestrian facilities/access arrangements on Public Footpath No. 144, Bury, that abuts the site.

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The highway works subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority before the dwelling hereby approved is first occupied and the measures subsequently approved in relation to the works abutting the Public Right of Way shall be implemented to the satisfaction of the Local Planning Authority and maintained for the duration of the works.

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:
 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development, replacement of all boundary features and as a result of statutory undertakers connections to the site;
 2. Access route for all construction vehicles to the site from the Key Route Network;
 3. Access point/arrangements for construction traffic from Owlerbarrow Road, all temporary works required to facilitate access for construction vehicles and retain access for existing residents;
 4. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its accesses onto Hollins Close/Hollins Lane;
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on/enter and leave Owlerbarrow Road in a forward gear and number of vehicle movements;
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site/Hollins Close and/or measures to control/manage delivery vehicle manoeuvres;
 8. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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.

3. The turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

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4. The car parking and alterations to the existing dwelling to abandon the integral parking facilities indicated on the approved plans shall be surfaced, and made available for use/implemented to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times. (CAR1 Amended).
5. The refuse storage and access arrangements to be provided within the curtilage of the site for the new and existing dwellings shall be made available for use to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reasons

1. To ensure good highway design and the intervisibility of the users of the site and the adjacent highways in the interests of road safety and to 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 private shared access, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, all in the interests of highway safety.
3. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
4. To ensure adequate off-street car parking provision in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 11 March 2025. (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 the required highway works and road markings. The cost of the works will be the responsibility of the applicant/developer. (N004 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)

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4. The applicant's attention is drawn to the existence of Public Right of Way No. 144, Bury, that 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)
5. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

Date: 19 March 2025

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

HIGHWAYS ASPECTS ONLY