

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/348

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68809

Location: Land to rear of Wells Street, Bury, BL9 0TU

Development: Outline application for Erection of 4 No. dwellings and associated parking (all matters reserved except Access)

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively on approved plan reference 0037 PTP, full details of the following highway aspects shall be submitted on a topographical based survey of the site and adopted highways at first reserved matters application stage:
 - Formation of the site access onto Wells Street and associated extension of the northerly footway and carriageway, incorporating a kerbline and footway alignment/width based on a projection of the existing arrangements on Wells Street, measures at the cul-de-sac end of Wells Street between the existing garage and new section of footway, 'footpath accesses' on either side of the proposed site access, adequate levels of visibility at the junction of the site access with the back edge of the proposed footway, extent and demarcation of the limits of the future adopted highway, surface water drainage arrangements for the extended section of Wells Street, and all associated highway and highway drainage remedial works, road markings and signage, to a scope and specification to be agreed with the Highway Authority;
 - Foundation and surface water drainage details details for any new dwellings abutting Wells Street to ensure that there will be no projection under/over or discharge onto the future adopted highway;
 - Provision within the curtilage of the site for the parking cars which visit the site in connection with the residential use proposed and in accordance with SPD 11;
 - Provision within curtilage of the site to enable vehicles to enter and leave the site in forward gear;
 - Bin storage arrangements within the curtilage of the development in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

The highway works and facilities subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

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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 leading to and 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 all 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 Wells Street;
 - The provision, where necessary, of all required temporary pedestrian facilities/protection measures;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Springside Road;
 - Confirmation of hours of operation and size/number of vehicle movements taking into consideration the use of the restricted residential streets used to access the site and school start finish times due to the proximity of the site to Bury CE High School;
 - 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 secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway 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 construction period and ensure 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. This recommendation relates to the revised plan received by this Section on 03 May 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 the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the need to complete a Section 38 Agreement under the Highways Act 1980 regarding the future adoption of the proposed footway and area of new carriageway. (N008 Amended)
4. It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder. (N021)
5. 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 Amended)

Date: 26 May 2023

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

HIGHWAYS ASPECTS ONLY