

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/128

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69631

Location: Bury College Woodbury Centre, Market Street, Bury,
BL9 0BG

Development: Demolition of rear additions to original building,
alterations to rear elevations of remaining buildings and
associated hard and soft landscaping incorporating
additional car parking

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:
 - Access route for all demolition/construction vehicles to the site from the Key Route Network;
 - Access point/arrangements for demolition/construction traffic from Market Street, taking into consideration the need to maintain safe pedestrian/vehicular access to the site and all temporary works required to facilitate access for demolition/construction vehicles;
 - If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian/vehicular access to the site and existing car parking facilities;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway/access to the car park;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - 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 demolition/construction vehicles, together with storage on site of demolition/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.

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The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods.

2. The revised car parking and pedestrian access arrangements indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. To 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 demolition/construction periods and that the adopted highways are kept free of deposited material from the ground works operations.
2. To ensure adequate off-street car parking provision and pedestrian access arrangements, in the interests of highway safety.

Comments and Observations

Date: 21 June 2023

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

HIGHWAYS ASPECTS ONLY