

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/195

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69863

Location: Land off Croft Lane, Bury, BL9 8QA

Development: Erection of private day nursery, together with outdoor forest school and play area, access, associated infrastructure and landscaping (Use Class E(f))

RECOMMENDATION

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

1. Notwithstanding the submitted 'Construction Traffic Management Plan' (CTMP), no development shall commence unless and until a 'CTMP' has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide all of 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, works to the site boundary 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, site hoarding/gate positions clear of agreed visibility splays onto Croft Lane, including 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;
 - Confirmation of hours of operation, vehicle sizes and number of vehicle movements;
 - 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 of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;

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- 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.

2. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:
 - Provision of tactile paved crossing points at the junction of the site access with Croft Lane, incorporating the demarcation of the limits of the adopted highway and all associated highway remedial/accommodation works required as a result of the proposed development;
 - Provision of 2.4m x 59m visibility splays at the junctions of the site access and the access to No. 129 Croft Lane with Croft Lane on land within the applicants control, with no obstructions above the height of 0.6m within them;
 - Position of the proposed boundary fence abutting Croft Lane clear of the above visibility splays;
 - Foundation details for the proposed boundary fence confirming no encroachment under the adjacent adopted highway;
 - Bin storage arrangements within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

3. The turning facilities indicated on the approved plans within the proposed car park and in the adjacent site's car parking area (facilitated as a result of the position of the proposed boundary fence), shall be provided prior to the development hereby approved being brought into use and the areas of land within the applicant's control 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 indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended)

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, in the interests of highway safety.
2. To maintain the integrity of the adopted highway, 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.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and ensure that the turning facilities are not obstructed by parked vehicles.
4. To ensure adequate off street car parking provision in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 25 September 2023. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 05 October 2023

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

HIGHWAYS ASPECTS ONLY