

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 20/318

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66076

Location: 16 Paradise Street, Ramsbottom, Bury, BL0 9BS

Development: Demolition of existing commercial building and the erection of 2 No. 3 bed dwellings and 1 No. 1 bed apartment with associated bin and cycle storage

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 the adopted highway abutting the site in the event that subsequent remedial works are required following construction of the development and statutory undertakers connections to the new dwellings;
 - Access arrangements for construction traffic from the adopted highway, via Factory Street/Paradise Street including use of appropriately sized vehicles in order to be able to utilise the existing restricted access route;
 - Hours of operation and number of vehicle movements;
 - Proposals for the provision of parking facilities/arrangements for site operatives in view of a lack of available existing parking facilities in close proximity to the site;
 - Storage on site/on land within the applicant's control of demolition/ construction materials, including any requisite phasing of the development to accommodate this;
 - If proposed, site hoarding positions clear of an adequate visibility splay onto Paradise Street from the adjacent unadopted access, including the provision, where necessary, of safe scaffolding arrangements and temporary pedestrian facilities/protection measures on the adopted highway;
 - Measures to ensure that all mud and other loose materials are spilled onto or carried on the wheels and chassis of any vehicles leaving the site as part of the proposed demolition works/ground works operations and measures to minimise dust nuisance caused by the operations.

Cont/.....

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. The areas identified shall not be used for any other purposes other than the 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 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:
 - Full reconstruction of the footway abutting the site to the same width as existing or wider, in materials suitable for use in a Conservation Area to a scope and specification to be agreed with the Highway Authority and Local Planning Authority and all associated accommodation works required to tie the reconstructed footway into adjacent footway levels on Paradise Street and minimise proposed door threshold levels;
 - Foundation details for the proposed development confirming that no encroachment under the adjacent adopted highway will occur;
 - Surface water drainage scheme for the proposed development to ensure that surface water will not be discharged from the site onto, or any part of the scheme will project into, the adjacent adopted highway, including removal of all existing;
 - Ground floor windows of a type/design that do not open into the path of pedestrians on the adjacent Paradise Street footway.

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 first occupied.

3. The cycle parking indicated on the approved plans shall be made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended)
4. The bin storage arrangements indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times.

Reasons

1. 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.

Cont/.....

2. 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.
3. To ensure adequate off street cycle parking provision is available for use, in the interests of road safety.
4. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. 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 and implementation of any required traffic regulation order/improvements to street lighting at the proposed junction. The cost of the works will be the responsibility of the developer. (N011 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Operations in order to obtain any highway permits that may be required prior to works affecting the adopted highway commencing. The cost of any permits and necessary works/measures will be the responsibility of the applicant.
3. 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: 01 December 2020

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY