

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/306

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70253

Location: Site of Car Time, Bell Lane, Bury, BL9 6BB

Development: Demolition of existing car sales building and the redevelopment of the site for a new Petrol Filling Station with associated facilities alongside a drive thru unit and a detached block of 2 No. food-to-go convenience pods

RECOMMENDATION

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

1. Notwithstanding the details on approved plan reference 2489.F.104 Revision C, 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 to the Local Planning Authority:
 - Review of the HGV swept path analysis undertaken to ensure that conflicts both on the adopted highway and at the junction with Bridge Street are minimised and opposing carriageways are not used to undertake manoeuvres by service vehicles from/to all directions;
 - Following the results of the above review, formation of site access alterations onto Bridge Street to a scope and specification to be agreed, incorporating the resurfacing of the site access within the limits of the adopted highway, provision of adequate arrangements at the interface with the adopted highway with radii/footways tying into existing kerblines/footways on Bridge Street, provision of visibility splays at the junction of the amended site access with Bridge Street for an design speed of 30mph, relocation/replacement of any affected highway drainage, demarcation of the limits of the adopted highway, tactile paved crossing points in positions to be agreed within the limits of the adopted highway, provision of give-way markings and alterations to any affected the existing road markings and all associated highway and highway drainage remedial works;
 - Formation of the proposed pedestrian access onto Bell Lane and all associated highway remedial works;
 - Measures to prevent the discharge of surface water from the proposed petrol filling station hardstanding areas and site access onto the adjacent adopted highway;
 - Provision of a street lighting assessment to a scope to be agreed for the junction of the site access with Bridge Street and, where necessary, a scheme of improvements to the existing street lighting equipment to a specification to be agreed. Cont/.....

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- Confirmation of all retained/proposed boundary treatment around the perimeter of the site incorporating, where required, foundations that do not encroach under the adjacent adopted highway.

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

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 access in the event that subsequent remedial works are required following demolition works and construction of, and any statutory undertakers connections to, the development;
- Access route for vehicles from the Key Route Network;
- Access point to the site from Bridge Street, including any temporary works and measures required to protect highway users and facilitate vehicular access;
- Hours of operation and number of vehicle movements;
- Proposed site hoarding/gate positions, if proposed, clear of appropriate visibility splays onto the adopted highway and all adjacent junctions;
- A scheme of appropriate warning/speed limit signage in the vicinity of the demolition/construction site access;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site 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.

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 each period. The areas identified shall not be used for any other purposes other than the parking of vehicles and 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 occupied.

3. The turning and servicing facilities indicated on the approved plans shall be provided before the development hereby approved is brought into use and the areas used for the manoeuvring and standing of service/delivery vehicles shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)

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4. The car and cycle parking spaces indicated on the approved plans shall be surfaced/implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
5. The bin storage facilities indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. 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 construction period and that the adopted highways are kept free of deposited material from the ground works operations.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
4. To ensure adequate off-street car parking provision in the interests of road safety.
5. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the Technical Note received by this Section on 27 February 2024. (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 need to enter into/apply for a Section 278 Agreement or Section 50 licence. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 05 March 2024

Signed: A Southgate

(pp) Head of Engineering