

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/115

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69459

Location: Land adjacent to 35 Hilton Street, Bury, BL9 6LT

Development: Erection of 2 No. terraced dwellings

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority:

- Foundation details for the dwellings and boundary walls confirming no encroachment under the adjacent adopted highway;
- Surface water drainage details confirming no projection into or discharge onto the adjacent adopted highway;
- Highway remedial works around the perimeter of the site to 'expose/reintroduce' edgings at the back of the footway to demarcate the limits of the adopted highway and following removal of the affected pedestrian guardrailing, to a scope and specification to be agreed;
- Treatment of the area between the proposed edgings and the side/rear gable and garden walls and adjacent to the existing street lighting column.

The details subsequently approved shall be implemented to a programme to be agreed with and to the 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:

- 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, and statutory undertakers connection to, the development;
- Access route for construction vehicles from the Key Route Network;
- Access point(s) to the site, including all temporary works and measures required to protect highway users and facilitate access;
- Hours of operation and type and number of vehicle movements that can be accommodated on the adjacent residential streets;

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- If proposed, site hoarding position clear of the visibility splay indicated on approved plan reference SHT 5a;
- A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access(es);
- Arrangements for the management of deliveries to the site;
- Storage within the curtilage of the site of construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the ground work 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.

3. The visibility splay indicated on approved plan reference SHT 5a shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
4. The bin storage area/arrangements indicated on approved plan reference SHT 7, incorporating the 450mm high boundary wall shown with foundations that do not encroach under the adjacent adopted highway, access onto Back Walmersley Road East and measures to prevent the discharge of surface water onto the adjacent adopted highway, shall be provided to the satisfaction of the Local Planning Authority before the dwellings hereby approved are first occupied and subsequently maintained available for this use.

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 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 ensure the intervisibility of the users of the site and the adjacent highways, in the interests of highway safety.

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4. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 24 July 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 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: 25 July 2023

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

HIGHWAYS ASPECTS ONLY