

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/079

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70484

Location: Fairways Lodge Hotel, George Street, Prestwich,
Manchester, M25 9WS

Development: Demolition of existing hotel building and erection of a
block of 52 No. retirement living apartments including
communal facilities, landscaping and car parking
provision

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 on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:
 - (1) Formation of the proposed site access alterations and pedestrian improvements on George Street to a scope and specification to be agreed, incorporating revised junction radii, the reinstatement of the redundant car park access, provision of new section of footway tying into the existing adopted footway of a width, where possible, of 2.0m, demarcation of the limits of the adopted highway, and all associated highway and highway drainage remedial works;
 - (2) Scheme of carriageway resurfacing works on George Street in the vicinity of the revised junction to a scope and specification to be agreed;
 - (3) Provision of new give-way markings at the revised junction and all required alterations to existing road markings;
 - (4) Scheme of works to a scope and specification to be agreed to connect the area of 'Grasscrete' indicated on approved plan NO-2583-03-AC-PL06-PL7 to Public Footpath No. 9, Prestwich and provision of a route through the remainder of the site, to be maintained free of obstruction and available for use in perpetuity.

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

2. The area of 'Grasscrete' indicated on approved plan NO-2583-03-AC-PL06-PL7 shall remain free of obstruction and be maintained available for use and connect to Public Footpath No. 9, Prestwich, unless in use by a fire appliance.

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3. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:
- (1) Photographic 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 the development and as a result of statutory undertakers connections to the site;
 - (2) Access route for all demolition/construction vehicles to the site from the Key Route Network;
 - (3) Access point/arrangements for demolition/construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties and Public Footpath No. 9, Prestwich, and all temporary works required to facilitate access for demolition/construction vehicles;
 - (4) Hours of work for site preparation, delivery of materials and construction and number of vehicle movements;
 - (5) Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition/construction materials;
 - (6) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
 - (7) Details of the siting, height and maintenance of security hoarding clear of Public Footpath No. 9, Prestwich;
 - (8) The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted and unadopted highways and Public Right of Way that crosses the site;
 - (9) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
 - (10) Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
 - (11) Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways or Public Right of Way as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to control the emission of noise, dust and dirt during construction;
 - (12) A scheme for recycling/disposing of waste resulting from construction works; and
 - (13) A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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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.

4. The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
6. The refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

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 maintain the extent of existing Public Right of Way footpath 9PRE pursuant to Policy RT3/4 - Recreational Routes of the Bury Unitary Development Plan.
3. 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.
4. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
5. To ensure adequate off-street car parking provision in the interests of road safety.
6. 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 11 July 2024. (N025 Amended)

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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 applicant's attention is drawn to the existence of Public Right of Way (Public Footpath) No. 9, Prestwich, across part of the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
4. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
5. 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)
6. 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 and the specification for the proposed refuse collection facility at the interface with the adopted highway. (N024 Amended)

Date: 12 July 2024

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

HIGHWAYS ASPECTS ONLY