

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/341

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69015

Location: Land adjacent to 8 Haslam Brow, Bury, BL9 0TS

Development: Erection of 1 No. dormer bungalow with altered access along Haslam Brow

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 footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition works, construction of the development/boundary wall alterations and as a result of any statutory undertakers connections to the new dwellings;
 - Access routes for construction traffic from the Key Route Network;
 - Site hoardings (if proposed) clear of the adopted highway;
 - Hours of operation/material delivery times taking into consideration school start and finish times, confirmation of demolition, delivery and construction vehicle sizes that can be accommodated on the residential estate roads that serve the site and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
 - Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on 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 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 both periods.

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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.

2. The development hereby approved shall not be first occupied unless and until the access, car parking and driveway alterations and bin storage arrangements shown on the approved plans, incorporating the reconstruction/widening of the footway abutting the site and repositioned footway crossing/street lighting column as required to a scope and specification to be agreed, demarcation of the limits of the adopted highway, rebuilding/lowering of the boundary stone wall to provide adequate levels of visibility at the back edge of the footway and at the junction with Haslam Brow, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works required to reinstate the highway to its former condition prior to commencement of the development, have been implemented to the satisfaction of the Local Planning Authority.
3. The turning facilities indicated on the approved plans shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times. (HY14)

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 adopted highways, 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.
2. To ensure good highway design and maintain the integrity of the adopted highway 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.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 09 January 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 proposed accommodation and footway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

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3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 11 January 2023

Signed: A Southgate

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY