

Dear Sir/Madam,

Re : Planning application 70015

Condition 18 Highways – Future management and maintenance arrangements of unadopted areas.

The main access road (Kemp Heaton Ave) was previously constructed by a further developer during the completion of the Peachment Place development several years ago. Whilst it was not formally adopted by Bury Council at that time. It has been agreed that Bury Council/highways intend to fully adopt this road within 24 months of our new development reaching practical completion.

However there are several areas within our new development that will remain unadopted and include the following -The newly formed access road that runs off Howarth Close (Shakespeare Court) image no 1 below -This road will serve as access to a number of newly built properties whilst also providing access to residential rear parking bays for some of the other newly built properties that front onto Howarth Close that don't have parking directly within their curtilage . There is also a newly formed parking area (image 2 below)that will be created and accessed directly off Howarth Close this will also provide further parking provision for residents of the newly built cottage style flats situated on Howarth Close.

A newly created access /shared driveway/carpark area to service the new supported independent living Apartment block will also be formed at the NE point of the site with access to this area off Kemp Heaton Ave (image 3 below).

As all the above areas will remain unadopted we Great Places have implemented a service charge for all these areas that will also include any unadopted street lighting in these areas. The management/maintenance of these areas will be undertaken by Great Places Housing association .



How the service charged will be collected:

For all Unadopted roads /parking areas noted above : A Service charges will be levied to all associated residents that will have the use of these facilities, this will be collected by Great Places Housing association on a weekly basis alongside the rents. It is the intentions that the service charge set up for the scheme will also include a contribution towards a sinking fund for the funding of any future maintenance/repairs of the road such as replacing kerbs and relaying the wearing course, etc. in these unadopted areas The charge has factored in the number of properties predominately using the roads/areas, size of the road in m2 and with the assumption that the roads will have an estimated 40yr year life expectancy.

In regards to maintenance and repairs of any unadopted street lighting : again the levied service charges that residents will pay will also include a contribution towards the sinking fund for the cost of any maintenance and repairs to any street lighting located on the unadopted road/parking areas. We have assumed a standard light expectancy of 20 years.

The sinking fund has been set up to accumulate funds to meet future anticipated expenditure. Sinking fund contributions are collected regularly to avoid the necessity of suddenly in the future having to find large sums of money to carryout out any required works

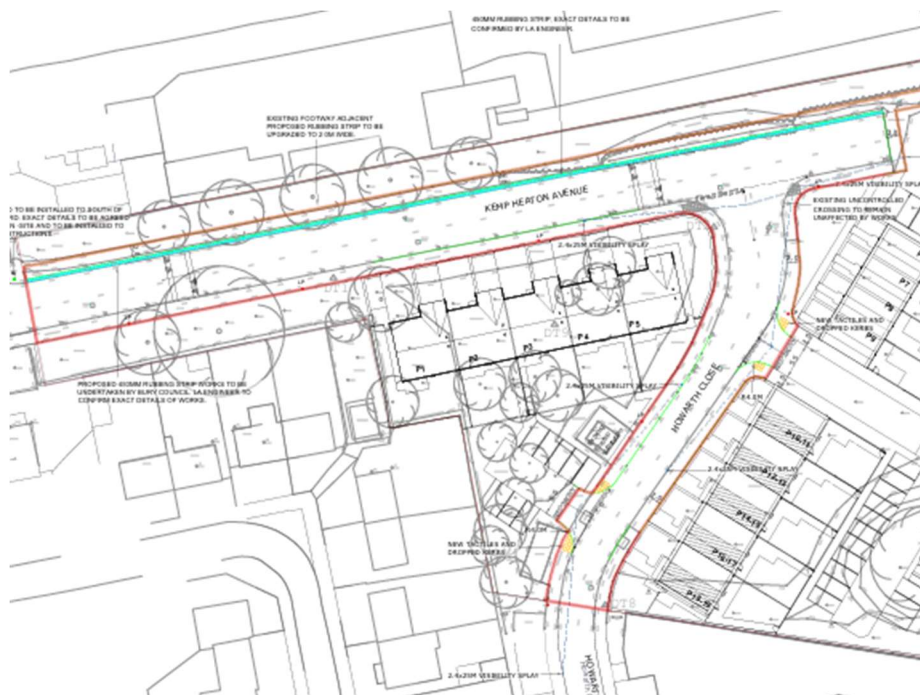
How it will be managed:

The maintenance of the roads and street lighting will be undertaken by one of the approved contractors from our supplier list. The maintenance/inspections will be planned around the schedule listed below.

Maintenance schedule:

- Road gully cleaning as required
- Road sweeping as required
- Maintenance of Block Paving (permeable in line with attached guidance)
- Road markings As required
- Kerb and surfacing replacement – As required (after any damage).

Plans highlighting Kemp Heaton Ave and area to be formally adopted by Bury Council



Highways

In the event that it is not intended for the proposed residential estate roads to be considered for adoption by the Council, or in the event that an agreement has not been reached with the Local Highway Authority to secure adoption, prior to occupation details of the proposed arrangements for future management and maintenance of the proposed estate road within the development shall be submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.