

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/295

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70193

Location: Woodhey Bungalow, Woodhey Road, Ramsbottom, Bury,
BL0 9RD

Development: Demolition of existing bungalow and Erection of 1 No. two
storey dwelling

RECOMMENDATION

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

1. The development hereby approved shall not be commenced unless and until a photographic dilapidation survey of the access to the site (Woodhey Road/Public Rights of Way No.'s 86 & 87, Ramsbottom) from the adopted highway has been undertaken and submitted to/agreed with the Local Planning Authority. Within one month of completion of the development, a further survey shall be undertaken to assess the condition of the route. Any remedial works required as a result of damage caused by demolition/construction traffic shall be undertaken at the expense of the applicant to a specification and programme to be agreed with 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:
 - Access route for all demolition/construction vehicles to the site from the Key Route Network;
 - Access point/arrangements for demolition/construction traffic from Woodhey Road, taking into consideration the need to maintain safe pedestrian/vehicular access on the shared access and to the adjacent residential property, and any temporary works that may be required to facilitate access for demolition/construction vehicles;
 - If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain vehicular access to the adjacent residential property;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the shared access;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;

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- Confirmation of hours of operation, demolition, delivery & construction vehicle sizes that can be accommodated on the Public Rights of Way that serves the site and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control 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 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

3. Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwelling hereby approved and shall thereafter be maintained at all times.
4. The car parking including the spaces within the proposed garage indicated on the approved plans shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times.
(CAR1 Amended).
5. The turning facilities indicated on the approved plans shall be provided before the dwelling is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)

Reasons

1. To maintain the integrity of the adjacent Public Right of Way and in the interests of highway safety.
2. To mitigate the impact of the demolition and 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, in the interests of highway safety.

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3. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.
4. To ensure adequate off street car parking provision in the interests of road safety.
5. To minimise the standing and turning movements of vehicles on the shared access, in the interests of road safety

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 86 & 87, Ramsbottom, which form the access to 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)
2. 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.
3. The full details of a scheme of mitigation measures required by Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies should be discussed with the fire service. The details/measures should incorporate the installation of a residential sprinkler/misting system in the dwelling to current appropriate standards as conditioned, as well as ensure that the recognised Approved Document requirements for Fire Service access will be met:
 - Vehicular access for a fire appliance to within 45m of all points within the dwelling;
 - The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
 - As the access road is more than 20m long, a turning circle, hammerhead, or other turning point for fire appliances will be required;
 - There should be a suitable fire hydrant within 165m of the dwelling.

The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwelling is first occupied and thereafter maintained at all times.

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4. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
5. 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: 06 December 2023

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

HIGHWAYS ASPECTS ONLY