

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/224

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68647

Location: Red Bank Playing Fields, Unsworth Street, Radcliffe,
Manchester, M26 0RN

Development: Creation of 3G Artificial Grass Pitch (AGP) with perimeter
fencing, new macadam hardstanding areas, floodlights,
storage container, single storey pavilion and 83 space car
park with associated lighting and landscaping

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:
 - Alterations to the existing site access onto Unsworth Street on land within the applicant's control to form the improved vehicular site access with increased 6m kerb radii.
 - Minimum 2.0m new footway on the southerly side of the site access and all associated accommodation works required to maintain the existing pedestrian access to land to the south/Pharmacy forecourt.
 - Provision of a tactile paved pedestrian crossing point on Unsworth Street in a position to be agreed with the Highway Authority to tie into the new footway/pedestrian access to the proposed car park, incorporating all associated accommodation works to the existing footways/verge.
 - Alterations to the existing timber knee rail on the northerly side of the proposed site access.
 - All associated highway and highway drainage remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development.
 - Measures and scheme of works to ensure that surface water is not discharged onto the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

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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:
- 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;
 - Access route for all vehicles to the site from the Key Route Network;
 - Access point(s) for construction traffic from Unsworth Street and all temporary works required to facilitate access for ground works/construction vehicles;
 - If proposed, details of site hoarding/gate positions clear of required visibility splays onto Unsworth Street;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted/unadopted highway and to maintain access for users of Public Right of Way No. 41, St. Andrew's, Radcliffe, that crosses the site;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Unsworth Street;
 - Confirmation of hours of operation 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 construction vehicles, together with storage on site of construction materials;
 - 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 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. 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 brought into use.

3. The car parking indicated on the approved plans shall be surfaced, demarcated, and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

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Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.
2. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, 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.
3. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 02 December 2022. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No. 41, St. Andrew's, Radcliffe, across part of the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N003 Amended)
3. 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.
4. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 06 December 2022

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

HIGHWAYS ASPECTS ONLY