

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/041

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67787

Location: Land adjacent to 7 Taylors Lane, Radcliffe, Bolton,
BL2 6QS

Development: Conversion of existing building to form 1 No. dwelling with
associated garage and stable block

RECOMMENDATION

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

1. No development shall commence unless and until the following details have been submitted to and approved in writing by the Local planning Authority:
 - Access route to the site from the adopted highway and detailed photographic survey of the route (Public Footpath No.'s 15 and/or 46, Christ Church, Radcliffe).
 - The survey shall include details of any preliminary works that would be required to maintain the structural integrity of the track during the construction phase of development. Such preliminary works shall be carried out prior to development commencing and maintained thereafter during construction.
 - Within one month of the completion of the development, a further survey shall be undertaken to determine if any damage has occurred due to construction traffic.
 - The findings of the survey and details of any remedial works, required to ensure that the access route is not deleterious than prior to commencement of construction works, shall be submitted to the Local Planning Authority. The survey shall include a timetable for implementation of any approved remedial works.
 - The remedial works shall be implemented and the access route shall be available for public use.

2. Prior to first occupation of the development hereby approved, a residential sprinklers to BS9251 standard or misting system to BS8458:2015 standard (or an equivalent/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.

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3. The car parking, including works to create and form the access to the proposed garage, indicated on approved plan reference PL K1003/01 Revision E shall be surfaced as appropriate and made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained available for use at all times. (CAR1 Amended)
4. Bin storage facilities in accordance with Waste Management & Transport's 'Guide To Refuse Collection Requirements & Storage Methods For New Developments' shall be provided within the curtilage of the site and implemented to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and maintained thereafter.

Reasons

1. In order to ensure that the existing site access route/Public Rights of Way(s) is/are not damaged and in the interests of public safety pursuant to the NPPF and UDP Policies HT6/2 Vehicular and Pedestrian Conflict/RT3/4 Recreational Routes.
2. 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.
3. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
4. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the requirements of Greater Manchester Fire and Rescue Service detailed in their letter dated 07 March 2022 (reference SG-PLANAC-UPRN-10003110459). (N025 Amended)
2. This recommendation relates to the email of 22 June 2022 from the applicant's agent confirming acknowledgement of GMFRS's response and specifically in relation to the location of the proposed property and excessive cul-de-sac length involved that could significantly impact on GMFRS attendance in an emergency, which may need to be divulged when agreeing insurance for the property. The risks identified should also be disclosed to any new buyer of the property to ensure they are also aware of the access deficiencies. (N025 Amended)

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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:
 - The property is fitted with a comprehensive fire detection and alarm system. These measures will provide early warning for occupants in the event of fire and provide increased fire protection to reduce the risk to life and to allow occupants to evacuate safely, whilst also allowing extra time for GMFRS appliances to access the site;
 - 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.

4. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 15 and 46, Christ Church, Radcliffe, which form the access to and abut the site. No development should take place which affects the Rights of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
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)

Date: 23 June 2022

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

HIGHWAYS ASPECTS ONLY