

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/167

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70763

Location: Land at rear of 7-11 Carisbrook Avenue, Whitefield,
Manchester, M45 6UP

Development: Erection of 1 No. bungalow

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 adopted highway abutting the site in the event that subsequent remedial works are required following construction of, and statutory undertakers connections to, the dwelling;
 - Access route for all demolition/construction vehicles to the site from the Key Route Network;
 - If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain vehicular access to the adjacent residential properties;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - Confirmation of hours of operation, demolition, delivery & construction vehicle sizes that can be accommodated on the adjacent residential streets that serve 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 demolition works and 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.

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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.

2. The access arrangements indicated on approved plan reference 836-02 Revision B, incorporating the provision of a new footway crossing/the extension of the existing footway crossings on Carisbrook Avenue, demarcation of the limits of the adopted highway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development and following any statutory undertakers connections to the site, shall be implemented to the satisfaction of the Local Planning Authority prior to occupation of the dwelling hereby approved.
3. The gates indicated on approved plan reference 836-02 Revision B shall be inward opening and set back a minimum of 5m from the back of the adopted footway and thereafter maintained.
4. The car parking and turning facilities indicated on approved plan reference 836-02 Revision B shall be provided before the development is first occupied and shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)

Reasons

1. 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.
2. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of road safety.
3. To ensure good highway design in the interests of pedestrian safety.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety

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Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed footway crossing and any associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)
2. 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 7010, regarding the operation of this system. (N024)

Date: 02 August 2024

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

HIGHWAYS ASPECTS ONLY