

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/113

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69547

Location: Land west of Lowercroft Road, Bury, BL8 3GQ

Development: Erection of 4 No. dwellings

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, and agreed with, the Local Planning Authority:
 - Formation of the proposed site access onto Lowercroft Road to an specification to be agreed, incorporating the provision a segregated pedestrian access into the proposed development, tactile paved crossing point on the new section of adopted highway, review of bollard positions proposed, accommodation works to a scope to be agreed to tie into existing arrangements at the interface with the adjacent adopted footpath/vehicular access to No. 121 Lowercroft Road and the footway to the north of the site, widening and reconstruction of the Lowercroft Road footway abutting the site to a minimum width of 2.0m in addition to the widening to the limits of the visibility splay shown, associated alterations to the existing dry stone wall required to achieve the widened footway, relocation/replacement of the affected street lighting column, relocation/replacement of the affected road gullies, relocation of bus stop NC2232 and all associated works required by TfGM, demarcation of the revised limits of the adopted highway and all associated highway and highway drainage remedial works and alterations to affected road markings required as a result of the development;
 - Scheme of surface water drainage works/hardstanding materials to ensure that surface water will not be discharged from the site onto the adjacent adopted highway;
 - Provision of a street lighting assessment of the new junction arrangements onto Lowercroft Road, and, if required, subsequent scheme of improvements to existing street lighting on the adopted highway;

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- A scheme for the review of the need and, if required, subsequent provision of waiting restrictions on Lowercroft Road in the vicinity of the proposed site access and the Wigglesworth Close junction to ensure that the proposed arrangements can be safely implemented on the adopted highway, including details of the measures proposed, all necessary modifications to road markings and signage and a timetable for implementation;
- Submission of staged road safety audits in accordance with requirements in the document entitled 'GG 119 - Road Safety Audit';
- Bin storage arrangements within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments', along with an appropriately sized and positioned bin collection point adjacent to the Lowercroft Road site boundary.

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 occupation of the development hereby approved.

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, to a scope to be agreed, of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development, works to the site boundary and as a result of statutory undertakers connections to the site;
 - Access route for all vehicles to the site from the Key Route Network and all temporary works required to facilitate access for ground works/construction vehicles;
 - If proposed, site hoarding/gate positions clear of agreed visibility splays onto Lowercroft Road, including the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - Confirmation of hours of operation, vehicle sizes and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
 - Parking on site of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;

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- 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 turning facilities indicated on the approved plans shall be provided prior to the dwellings hereby approved being occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car parking indicated on the approved plans shall be shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the dwellings hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended)

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 minimise the standing and turning movements of vehicles on the highway in the interests of road safety and ensure that the turning facilities are not obstructed by parked vehicles.
4. To ensure adequate off street car parking provision in the interests of road safety.

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Comments and Observations

1. The applicant's attention is drawn to the need to enter into a Section 278/38 Agreement under the Highways Act 1980 in respect of the works to be carried out on the highway in connection with the proposed development and regarding the future adoption of the replacement areas of footway. (N031 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works and implementation of any required traffic regulation order/improvements to street lighting at the proposed junction. The cost of the works will be the responsibility of the developer. (N011 Amended)
3. It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder. (N021)
4. The applicant's attention is drawn to the need to consult Transport for Greater Manchester regarding the relocation/replacement of the affected bus stop and any associated remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 13 June 2023

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

HIGHWAYS ASPECTS ONLY