

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/060

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68088

Location: The Nurseries, Leigh Lane, Bury, BL8 1RL

Development: Renewal of outline planning consent for demolition of existing bungalow and outbuildings and erection of new bungalow (all matters reserved)

RECOMMENDATION

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

1. Full details of the following highway aspects shall be submitted at first reserved matters application stage:
 - Access arrangements at the junction with Leigh Lane/Public Right of Way (Bridleway) No. 143, Bury;
 - Provision of turning facilities within the curtilage of the site in order to enable vehicles to enter and leave in a forward gear;
 - Provision of parking facilities within the curtilage of the site in accordance with the maximum standards in SPD 11 - Parking Standards in Bury.

The highway works subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority before phase of the development subsequently agreed is first occupied.

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 Public Right of Way abutting the site in the event that subsequent remedial works are required following demolition works/construction of the development and as a result of any statutory undertakers connections to the new dwelling;
 - Access route(s) for demolition/construction traffic from the highway network;
 - Hours of operation, confirmation of demolition, delivery and construction vehicle sizes that can be accommodated on the Public Right of Way leading to the site and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;

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- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way and 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 demolition/construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reasons

1. To ensure good highway design, adequate off street car parking provision and to minimise the standing and turning movements of vehicles on the highway, in the interests of road safety.
2. To mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent Public Right of Way and residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition/construction periods and ensure that the adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Right of Way (Bridleway) No. 143 (Leigh Lane), Bury, which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010)
2. The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Business Growth and Infrastructure detailing any proposed demolition works in connection with the proposed development. (N020)

Date: 23 March 2022

Signed: A Southgate

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY