

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/058

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70482

Location: 4 & 5 East View, Summerseat, Bury, BL9 5PG

Development: Reinstatement of mid-terraced house at No. 5 East View following complete collapse after explosion and remedial works to external envelope at No. 4 East View

RECOMMENDATION

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

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:

1. Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required as a result of the incident and following construction of the development;
2. Access route for all construction vehicles to the site from the Key Route Network avoiding, wherever possible, the Bass Lane route to the site;
3. Details of site hoarding/gate positions, taking into consideration the need to maintain pedestrian access to Public Footpath No. 83, Ramsbottom that abuts the site and any associated temporary closure of the adopted highway;
4. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the adjacent residential streets that serve the site and number of vehicle movements;
7. Measures to control/manage delivery vehicle deliveries and manoeuvres;
8. Facilities for the storage of construction materials within the curtilage of the site/on land within the control of the applicant/Highway Authority;
9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the works 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.

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The areas identified shall not be used for any other purposes other than the 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.

Reasons

To mitigate the impact of the 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.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the need to apply for any hoarding permit and temporary closure required as a result of the development and specification for/implementation of the any required highway remedial works. The cost of the permit/order/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 Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 09 April 2024

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

HIGHWAYS ASPECTS ONLY