

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/018

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67976

Location: Land adjacent to 1 Lancaster Avenue, Whitefield,
Manchester, M45 6DX

Development: Erection of 1 No. two storey dwelling with off street
parking

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 footway and carriageway 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;
 - Hours of operation and number of vehicle movements;
 - Storage on site of construction materials, including any requisite phasing of the development to accommodate this;
 - Site hoarding position if proposed;
 - Measures to ensure that all mud and other loose materials are not spread onto the adopted highway by the ground works 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 storage of construction materials.

2. The access and parking arrangements and bin storage facilities indicated on the approved plans, incorporating the provision of a 5.75m long hardstanding in a either a porous/permeable material (not loose stone) and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway, resurfacing of the abutting footway and all associated highway remedial works required as a result of the construction of the proposed dwelling and statutory undertakers connections, shall be implemented to the satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).

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Reasons

1. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off highway 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.
2. To allow adequate space to maintain a vehicle and refuse bins clear of the highway in the interests of highway safety and to maintain the integrity of the adopted highway.

Comments and Observations

1. This recommendation relates to revised plan reference 19-002/02 Revision B received by the Council on 08 February 2022. (N025 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 proposed footway and any associated remedial works. The cost of the works will be the responsibility of the applicant. (N011 Amended)
3. 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 6621/7010, regarding the operation of this system. (N024)

Date: 17 February 2022

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY