

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/263

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68691

Location: Land off Victoria Avenue, Whitefield, Manchester,
M45 6DP

Development: Redevelopment and change of use of the site to provide
30 new residential dwellings along with associated works
including landscaping and provision of access from
Victoria Avenue, including highway works to Victoria
Avenue

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 on the adopted highway that affects the existing turning facilities at the cul-de-sac end of Victoria Avenue unless and until the replacement, adoptable turning facilities within the curtilage of the site have been implemented to the satisfaction of the Local Planning Authority and made available for public use.
2. 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 based survey of the site and adjacent adopted highways to the Local Planning Authority:
 - Formation of the site access onto Victoria Avenue and proposed estate road, incorporating the provision of adequate arrangements at the interface with the adjacent emergency access onto Oxbow Way to a scope and specification to be agreed with the Highway Authority and Greater Manchester Fire and Rescue Service, demarcation of the adopted highway and all associated highway and highway drainage remedial works;
 - Provision of all off site alterations to form the new bend in Victoria Avenue/proposed site access;
 - Provision of on/off highway replacement parking facilities for the adjacent affected residents with 5.0m long hardstandings measured from the new estate road along with the retention of an access to the driveway serving No. 37 Victoria Avenue;
 - Works to tie into/regularise the adjacent school entrance/back street access points located in the vicinity of the proposed bend;

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- Measures to prevent the discharge of surface water from all proposed hardstandings onto the future adopted highway;
- Revised arrangements at the junction of the retained access serving No.'s 34/36 Victoria Avenue with the proposed estate road;
- Provision of tactile paved crossing points in positions to be agreed;
- A scheme of 20mph traffic calming measures on the proposed residential estate road from the junction with Victoria Avenue to a scope and specification to be agreed including details of proposed materials, road markings and signage as required.
- In association with the above, all alterations to existing/provision of new road markings to a scope to be agreed;
- Provision of a street lighting assessment to a scope and specification to be agreed (and, where necessary, a scheme of improvements) for Victoria Avenue from the Oxford Avenue/Alexandra Avenue junction to the site access and the proposed residential estate road;
- Proposals for the introduction of waiting restrictions to scope to be agreed at the junction of the site access with Victoria Avenue and at the proposed traffic calming feature/narrowing, including all necessary road markings and signage;

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

3. 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 footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development 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, details of site hoarding/gate positions clear of required visibility splays onto Victoria Avenue;
 - 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 onto Victoria Avenue;
 - Confirmation of hours of operation and number of vehicle movements taking into consideration school start finish times due to the proximity of the site to Whitefield Community Primary School;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;

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- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- 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.

4. The turning facility indicated on the approved plans shall be provided before the development is first occupied/works on the existing adopted highway are commenced and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. Minimum hardstandings lengths of 5.0m (10.0m when in tandem), measured from the highway boundary, shall be provided at all dwellings to the satisfaction of the Local Planning Authority and thereafter maintained. (HY01 Amended)
6. Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

- 1 & 2. 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, all in the interests of highway safety.
3. 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.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety

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5. To allow adequate space to maintain vehicles clear of the highway and ensure adequate off-street car parking provision in the interests of pedestrian safety.
6. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

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 required highway works and implementation of the required traffic regulation order. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The applicant's attention is drawn to the need to complete a Section 38 Agreement under the Highways Act 1980, and a Section 104 Agreement under the Water Industry Act 1991, regarding the future adoption of the proposed roads and sewers. (N008 Amended)
3. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of any retaining structures that may be located adjacent to the highway, prior to works commencing. (N019)
4. 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)
5. 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: 29 November 2022

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

HIGHWAYS ASPECTS ONLY