

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/395

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67864

Location: Former Tarmac Building Materials Ltd, Stopes Road,
Radcliffe, Bolton, BL3 1NR

Development: Removal of condition No. 2 (to remove the requirement for the submission of a reserved matters application prior to commencement of works); and variation to condition 6 (drainage), condition 7 (highways), condition 8 (construction traffic management plan) of p/p 66064 (Reserved Matters for means of access to the site (Bury Council) and outline planning application for the demolition of the existing structures on the site, and redevelopment of the site for a future residential development of up to 132 No. dwellings and associated public open space, with all matters reserved except for access (Bolton Council))

RECOMMENDATION

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

1. No development other than demolition, site investigations, groundworks and remediation, shall take place unless and until full details of the following highway aspects have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:
 - Identification of all areas of existing adopted highway within the Bury Borough boundary affected by the proposed access to the development site;
 - Formation of the proposed site access onto Stopes Road in a revised position relative to the westerly/northerly kerbline to be formed on the bend in Stopes Road following the undertaking of a full swept path analysis of the bend;
 - Provision of a level/1 in 40 plateau at the junction onto the existing adopted highway;
 - Scheme of works to a scope to be agreed to reinstate the areas of redundant access/block paved hardstanding to adjacent footway levels, incorporating all reconstruction/accommodation works on both approaches to the site access and the proposed secondary emergency access to the residential site onto Stopes Road;

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- Scheme of measures/bollards to prevent vehicular access onto/use of the footway areas to be created;
- Alteration of/improvements to the existing pedestrian refuge at the junction of A6053 Stopes Road/Stopes Road junction;
- Scheme of works to a scope and specification to be agreed to provide the proposed remote secondary emergency access in an agreed position at the easterly end of the unclassified section of Stopes Road incorporating fixed and removable bollards and all associated highway remedial works, as shown indicatively on plan reference VN201653-D104;
- Proposals for the introduction of waiting restrictions to scope to be agreed at and in the vicinity of the junction of the proposed site access to be formed with Stopes Road, following a review of on-street parking at, and on the approaches to, the bend;
- Demarcation of the limits of the existing/future adopted highway and all associated highway and highway drainage remedial works required as a result of the construction of the proposed development, boundary treatment removal and statutory undertakers connections;
- White lining scheme for the proposed junction onto Stopes Road, the proposed estate roads and on the bend, to a scope to be agreed, incorporating all necessary alterations to existing road marking/lining required as a result of the proposed development.

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

2. No development other than demolition, site investigations, groundworks and remediation, 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:

- Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following the demolition works and construction of the development;
- Access route for vehicles from the highway network;
- Access point(s) to the site including any temporary works required to facilitate vehicular access;
- Hours of operation and number of vehicle movements;
- Proposed site hoarding/gate positions clear of appropriate visibility splays onto Stopes Road;
- A scheme of appropriate warning/speed limit signage in the vicinity of the demolition/construction site access;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;

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- Parking on site of demolition, operatives' and construction vehicles together with storage on site of demolition and construction materials;
- Measures to ensure that all mud and other loose materials are not 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 and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

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, all in the interests of highway safety.
2. 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. This recommendation relates to the email of 16 April 2021 from GMFRS confirming that the proposed Emergency Vehicle Strategy would be deemed acceptable, subject to:
 - Details of how the emergency access provision on the eastern end of Stopes Road will be accessible in the event of an emergency (for example: removable bollards that are maintained to ensure access is available when required);
 - Confirmation that the emergency access road will be designed and constructed to meet the requirements of Table 13.1 of Approved Document B, Volume 1: Carrying capacity 12.5 tonnes, Minimum width 3.7m;
 - Details of how the emergency access road will be maintained to ensure it will be suitable for use
2. 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 any required traffic regulation order. The cost of the works will be the responsibility of the developer.
(N004 Amended)

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3. The applicant's attention is drawn to the need to enter into a Section 278 Agreement under the Highways Act 1980 in respect of the works to be carried out on the highway in connection with the proposed development. (N031)

Date: 29 March 2022

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY