

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/252

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69996

Location: The Smithy and 10-14 Paradise Street, Ramsbottom, Bury,
BL0 9BS

Development: Conversion of 1 No. dwelling and workshop to 2 No. flats
and 3 No. dwellings with single storey rear extensions,
first floor Juliet balconies at rear, new roof with raised
eaves and replacement windows

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 adopted highway abutting the site in the event that subsequent remedial works are required following construction of the development;
 - Access arrangements for construction traffic from the adopted highway, via Factory Street/Paradise Street including use of appropriately sized vehicles in order to be able to utilise the existing restricted access route;
 - Hours of operation and number of vehicle movements;
 - Proposals for the provision of parking facilities/arrangements for site operatives in view of a lack of available existing parking facilities in close proximity to the site;
 - Storage on site/on land within the applicant's control of construction materials, including any requisite phasing of the development to accommodate this;
 - If proposed, site hoarding positions including the provision, where necessary, of safe scaffolding arrangements and temporary pedestrian facilities/protection measures on the adopted highway.

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 the both periods. The areas identified shall not be used for any other purposes other than the storage of demolition/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.

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2. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:

- (1) Full reconstruction of the footway abutting the site incorporating the reinstatement of the redundant footway crossing in materials suitable for use in a Conservation Area, to a scope and specification to be agreed with the Highway Authority and Local Planning Authority and all associated accommodation works required to tie the reconstructed footway into adjacent footway levels on Paradise Street and to minimise proposed door threshold levels;
- (2) Revised bin store door arrangements that do not project or open out into the adjacent adopted highway;
- (3) Surface water drainage scheme for the proposed development to ensure that surface water will not be discharged from the site onto the adjacent adopted highway and all associated footway and drainage remedial works;
- (4) Ground floor windows of a type/design that do not open into the path of pedestrians on the adjacent Paradise Street footway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being first occupied.

3. The bin storage arrangements indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times.

Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety.
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, in the interests of highway safety.
3. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N011 Amended)

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2. The applicant's attention is drawn to the need to consult the Department for Operations in order to obtain any highway permits that may be required prior to works affecting the adopted highway commencing. The cost of any permits and necessary works/measures will be the responsibility of the applicant.
3. 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 January 2024

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

HIGHWAYS ASPECTS ONLY