

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/108

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70565

Location: Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE

Development: Hybrid application comprising Full application for specialist care home (Class C2) with associated parking, landscaping and infrastructure and Outline application for care home (Class C2) with all matters reserved

RECOMMENDATION

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

CONDITIONS RELATING TO THE FULL APPLICATION:

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details and programme of implementation of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:
 - (1) Swept path analysis of the amended site access onto Irwell Street and proposed turning facilities serving both the full and outline proposals to ensure that appropriately sized delivery and refuse collection vehicles can enter and leave the site in a forward gear and access the proposed bin store positions, including any associated alterations to the access and car parking arrangements shown.
 - (2) Following the above exercise, formation of the proposed site access alterations and pedestrian improvements on Irwell Street and Lower Bank Street to a scope and specification to be agreed, incorporating revised access width and junction radii onto Irwell Street, the reinstatement of the redundant vehicular access to adjacent footway levels on Lower Bank Street, demarcation of the limits of the adopted highway, and all associated highway and highway drainage remedial works required as a result of the construction of the full and outline developments and any statutory undertakers connections to/works at the site;
 - (3) Scheme of site perimeter footway remedial works on Irwell Street and Lower Bank Street to a scope and specification to be agreed, required as a result of the demolition of the former police station and works at the interface with the adopted highway to form the proposed site boundary, incorporating the demarcation of the limits of the adopted highway and all proposed boundary treatment.

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- (4) Provision and retention of adequate levels of visibility at the junctions of the site access and Lower Bank Street with Irwell Street in accordance with the guidance in Manual for Streets, with no obstructions, including proposed boundary railings/treatment, above the height of 0.6m within the splays (other than on-street parking with the existing bays to be retained).

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

2. No development shall take place until a phased Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:
 - (1) 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, including, if required, a review of the surveyed information between the full and outline application phases.
 - (2) Access route for all construction vehicles to the site from the Key Route Network.
 - (3) Access point/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties and Castle Leisure Centre, and all temporary works required to facilitate access for construction vehicles.
 - (4) Hours of work for site preparation, delivery of materials and construction and number of vehicle movements.
 - (5) Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of construction materials.
 - (6) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres, including details of areas designated for the loading, unloading and storage of plant and materials.
 - (7) Details of the siting, height and maintenance of any site hoardings.
 - (8) The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
 - (9) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es).
 - (10) Arrangements for the provision of wheel washing facilities for vehicles accessing the site.
 - (11) 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 control the emission of noise, dust and dirt during construction.
 - (12) A scheme for recycling/disposing of waste resulting from construction works.

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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.

3. No development shall commence unless and until an 'Approval in Principle' document outlining the principles used in the design of the any retaining structures in close proximity to the adopted highway has been submitted to the Local Planning Authority for approval by the Highway Authority.
4. Prior to first occupation of the development hereby approved, a scheme of hydrant improvements and/or sprinkler/misting systems to BS 9251:2014 (or other subsequent standard) to meet the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be implemented/installed in the development hereby approved and shall thereafter be maintained at all times.
5. Subject to the provisions of Condition 1, the turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
6. Subject to the provisions of Condition 1, the car, TWMV and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
7. Subject to the provisions of Condition 1, the refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

CONDITIONS RELATING TO THE OUTLINE APPLICATION:

1. No development, other than site clearance, demolition, remediation, ground works and/or above ground works, of any part of the site is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; access to and the siting, design, and external appearance of the building(s) and the landscaping of that part of the site.

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2. Prior to first occupation of the development hereby approved, a scheme of hydrant improvements and/or sprinkler/misting systems to BS 9251:2014 (or other subsequent standard) to meet the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be implemented/installed in the development hereby approved and shall thereafter be maintained at all times.
3. Provision shall be made within the curtilage of the site to the satisfaction of the Local Planning Authority for the loading and unloading of vehicles and the parking of cars which visit the site in connection with the use hereby approved. (HY03)
4. Provision shall be made within the site to the satisfaction of the Local Planning Authority to enable vehicles to enter and leave the site in forward gear and shall subsequently be maintained free of obstruction. (HY05)
5. Provision shall be made within the curtilage of the site to the satisfaction of the Local Planning Authority for adequate refuse storage and access arrangements in connection with the use hereby approved.

Reasons

RELATING TO THE FULL APPLICATION:

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, minimise the standing and turning movements of vehicles on the highway, maintain the integrity of the adopted highway and ensure the intervisibility of the users of the site and the adjacent highways, 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.
3. To provide assurance that correct design principles have been adhered to in order to minimise risk to the public due to the proximity of the structure to the highway.
4. In the interests of fire safety.
5. To minimise the standing and turning movements of vehicles on the highway, in the interests of road safety
6. To ensure adequate off-street car parking provision in the interests of road safety.

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7. To ensure that adequate bin storage arrangements are provided within the curtilage of the site, clear of the adopted highway.

RELATING TO THE OUTLINE APPLICATION:

1. To ensure the satisfactory development of the site and because this application is in outline only.
2. In the interests of fire safety.
- 3 & 4. To minimise the standing and turning movements of vehicles on the highway and to ensure adequate off-street car parking provision, in the interests of highway safety
4. in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of the outline site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 02 August 2024. (N025 Amended)
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. The cost of the works will be the responsibility of the developer. (N004 Amended)
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)
4. 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 retaining structures adjacent to the highway, prior to works commencing. (N019)

Date: 06 August 2024

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

HIGHWAYS ASPECTS ONLY