

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/024

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70368

Location: 1 Ferngrove House, Rochdale Old Road, Bury, BL9 7LS

Development: Demolition of existing garage at side and erection of 3 storey extension at side with roof lights at front and rear to provide 6 No. additional single occupancy bedrooms (13 No. in total) to existing HMO with associated parking and refuse storage

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:
 1. Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required following demolition works and construction of the three storey extension;
 2. Access route for all demolition and construction vehicles to the site from the Key Route Network and site access position(s);
 3. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain adequate levels of visibility onto the adopted highway;
 4. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the adjacent residential streets that serve the site and number of vehicle movements;
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle deliveries and manoeuvres;
 8. Parking on site or on land within the applicant's control of operatives' and vehicles, together with storage on site of construction materials;
 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the demolition works and 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.

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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. 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.

2. The car parking and turning facilities indicated on approved plan reference 016 102 Revision A shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
3. The bin storage facilities/refuse area indicated on approved plan reference 016 102 Revision A shall comply with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and be made available to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and maintained thereafter.

Reasons

1. 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.
2. To ensure adequate off-street car parking, to allow adequate space to maintain a vehicle clear of the highway and ensure the intervisibility of the users of the site and the adjacent highways, in the interests of road safety.
3. To ensure that adequate bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 19 March 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 any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)

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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: 08 April 2024

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

HIGHWAYS ASPECTS ONLY