

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/182

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66993

Location: Land between 21 and 23 Mode Hill Lane, Whitefield,
Manchester, M45 8JF

Development: Erection of a detached dwelling and change of use of
land to residential curtilage

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved site plan reference PP107(1)21 Revision B, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:
 - Formation of the proposed footway crossing and reinstatement of the redundant footway crossing to the east, incorporating the demarcation of the limits of the adopted highway with edgings at the back of the footway with a 50mm upstand adjacent to the proposed lawn area;
 - New driveway a minimum of 5.0m in length in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;
 - Roller shutter type garage door or a similar approved type which does not project outwards at any time during or after operation.

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

2. 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 footway and carriageway 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;

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- Access point for construction traffic from the adopted highway and all temporary works required to facilitate access for ground works/construction vehicles;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding/inward opening gate positions clear of the adopted highway, including the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
- 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 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.

3. The bin storage arrangements indicated on approved site plan reference PP107(1)21 Revision B shall be implemented to the satisfaction of the Local Planning Authority before the development hereby approved is brought into use and thereafter be maintained available for use at all times.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, maintain the integrity of the adopted highway, enable a vehicle to stand clear of the highway whilst the garage door is opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of highway safety.
2. 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 and ensure that the adopted highways are kept free of deposited material from the ground works operations, 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.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 09 March 2022 and supersedes my previous recommendation of 22 September 2022. (N025 Amended)
2. 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)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 09 March 2022

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY