

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/333

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68944

Location: Asda Stores Ltd, Park 66, Pilsworth Road, Bury, BL9 8RS

Development: Erection of 1 No. drive thru coffee unit and associated works

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 highways abutting the site and proposed access point(s) 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;
 - Access point(s) for construction traffic from the adopted highway/unadopted service road in a position(s) to be agreed and all temporary works required to facilitate access for ground works/construction vehicles;
 - If proposed, details of site hoarding/gate positions clear visibility splays onto the adopted highway/at the existing junction of Park 66 with the unadopted service road;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - Confirmation of hours of operation, delivery & construction vehicle sizes and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and measures to control/manage delivery vehicle manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;

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- 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 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 vehicular and pedestrian access arrangements, turning facilities and bin storage/collection arrangements within the curtilage of the site indicated on approved plan reference 5b, incorporating all associated highway remedial works at the interface of the proposed pedestrian access with Park 66 and signage/road markings, shall be provided/implemented before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY08 Amended)
3. The amended car parking indicated on approved plan reference 5b shall be surfaced 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).

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 highways, 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.
2. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
3. To ensure adequate off-street car parking arrangements are maintained within the curtilage of the site, in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 07 February 2023. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any highway remedial works that may be necessary as a result of the construction of the proposed development. The cost of the works will be the responsibility of the applicant. (N011 Amended)

Date: 16 February 2023

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

HIGHWAYS ASPECTS ONLY