

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/075

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68092

Location: Land at Higher Dean Street, Radcliffe, Manchester,
M26 3RU

Development: Outline application for 2 No. dwellings with all matters
reserved

RECOMMENDATION

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

1. The development hereby approved shall not be first occupied unless and until the access arrangements indicated on the approved site plan, incorporating the provision of a shared access/footway crossing onto Higher Dean Street, turning facilities in the form of a minimum 6.0m shared access width/parking aisle depth, 4 No. 5.0m long parking spaces, demarcation of the limits of the adopted highway and all associated highway remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development and as a result of all statutory undertakers connections to the proposed dwellings, have been implemented in full to an agreed scope and specification and to the written satisfaction of the Local Planning Authority.
2. Notwithstanding the details shown indicatively on the approved site plan, full details of the following highway aspects shall be submitted on a topographical survey of the site at first reserved matters application stage:
 - Position and level of the proposed dwellings relative to the adjacent adopted highways;
 - Relocation/replacement of the affected street lighting column on Higher Dean Street to a scope and specification to be agreed with the Council's Street Lighting Section;
 - Surface water drainage arrangements for the proposed dwellings;
 - Proposed porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;
 - Visibility splays measuring 2.4 metres by 33 metres provided at the junction of the proposed shared access with Higher Dean Street, with no obstructions above the height of 0.6m within them;
 - Boundary details abutting the adopted highway clear of the above visibility splay, including low level fencing within the indicated 'Buffer Zones', incorporating foundations that do not encroach under the adjacent adopted highway;

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- Scheme of works to resurface the unadopted footpath that crosses the site;
- In-curtilage bin storage arrangements for each dwelling in accordance with the guidance in Waste Management's Guide To Refuse Collection Requirements & Storage Methods for New Development

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to occupation of the dwellings hereby approved.

3. 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 footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development/boundary treatment and as a result of any statutory undertakers connections to the new dwellings;
- Access point for construction traffic from the adopted highway;
- Site hoardings (if proposed) clear of the adopted highway and the unadopted footpath that crosses the site;
- Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the residential estate roads leading to the site 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 (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- 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 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 occupied.

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Reasons

- 1 & 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 maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted 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.

Comments and Observations

1. This recommendation relates to the revised site plan received by this Section on 24 August 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 proposed access, relocation/replacement of the affected street lighting column and all associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 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: 25 August 2022

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY