

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/285

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71291

Location: 54 Ringley Road, Whitefield, Manchester, M45 7LL

Development: Demolition of existing dwelling and erection of replacement dwelling with detached garage

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 footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition of the existing dwelling, construction of the development and as a result of any statutory undertakers connections.
 2. Access point for demolition/construction traffic from the adopted highway and all associated temporary works to facilitate vehicular access to the site.
 3. Proposed site hoardings (if proposed) clear of the adopted highway.
 4. Hours of operation and number of vehicle movements.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
 6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this.
 7. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this.
 8. 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.

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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 purpose 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 satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

2. The development hereby approved shall not be first occupied unless and until the access, parking and bin storage arrangements indicated on approved plan reference PL02 Revision A, incorporating the provision of an electrically operated inward opening vehicular gate, segregated inward opening pedestrian gate and new hardstanding in a porous/permeable/SUDS compliant material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented in full to a scope and specification to be agreed with the Highway Authority and to the satisfaction of the Local Planning Authority.
3. The turning facilities indicated on approved plan reference PL02 Revision A shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car parking indicated on approved plan reference PL02 Revision A shall be made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being first occupied and thereafter maintained available for use at all times. (CAR1 Amended)

Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the demolition/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.
2. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
4. To ensure adequate off-street car parking provision in the interests of road safety.

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Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 23 January 2025. (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 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)
4. The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Business Growth and Infrastructure detailing any proposed demolition works in connection with the proposed development. (N020)

Date: 28 January 2025

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

HIGHWAYS ASPECTS ONLY