

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/143

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68424

Location: 23 Ringley Road, Whitefield, Manchester, M45 7LD

Development: Demolition of existing bungalow to be replaced with three storey dwelling

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 highway abutting the site in the event that subsequent remedial works are required following demolition works/construction of the development, works to the site boundary and as a result of any statutory undertakers connections to the new dwelling;
 - Access point(s) for demolition/construction traffic from the adopted highway;
 - Proposed site hoardings (if proposed) clear of the visibility splays indicated on approved site plan reference 23R/07 Revision A;
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
 - 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;
 - 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;
 - Construction method statement for the replacement retaining walls abutting the adopted highway, incorporating appropriate traffic management measures on Ringley Road.

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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.

2. The development hereby approved shall not be first occupied unless and until the access improvements and bin storage arrangements indicated on approved plan reference 23R/07 Revision A, incorporating the relocation and widening of the site access, reconstruction of the boundary walls in the positions and heights shown with foundations that do not encroach under the adjacent adopted highway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated footway remedial works to reinstate the footway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.
3. The visibility splays indicated on approved plan reference 23R/07 Revision A shall be implemented to the written satisfaction of the Local Planning Authority before the dwelling is first occupied/access is brought into use and subsequently maintained free of obstruction above the height of 0.9m. (HY06 Amended)
4. The turning facilities indicated on approved plan reference 23R/07 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)
5. The car parking indicated on approved plan reference 23R/07 Revision A shall be made available for use to the written satisfaction of the Local Planning Authority prior to the dwelling 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 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.

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3. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
5. To ensure adequate off-street car parking provision in the interests of road safety.

Comments and Observations

1. 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 required as a result of the proposed access and boundary wall alterations. The cost of the works will be the responsibility of the developer. (N011 Amended)
2. 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)
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: 21 June 2022

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

HIGHWAYS ASPECTS ONLY