

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/288

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71343

Location: Saw Mills, Off Spring Street, Ramsbottom, Bury, BL0 9JQ

Development: Variation of Condition 2 (approved plans) of planning permission 68578 (Demolition of existing saw mill and associated outbuilding and construction of 5 No. dwellings) - revised site layout

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 footways and carriageways leading to the site on Spring Street and abutting the site (the unadopted Caltha Street) in the event that subsequent remedial works are required following demolition works, construction of the development/boundary treatment and as a result of any statutory undertakers connections to the new dwellings;
 - Access point for demolition/construction traffic from the adopted highway/unadopted Caltha Street;
 - Site hoardings (if proposed) clear of the approved turning facility and any access to the adjacent residential properties;
 - 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 from Spring Street;
 - 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;
 - Delivery management arrangements to ensure that such vehicles do not obstruct the adopted highway or access to the adjacent residential properties;
 - 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 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 pedestrian and vehicular access alterations, gate set back from Caltha Street and bin storage arrangements indicated on approved plan reference bb2-03 have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained.
3. The turning facilities on Caltha Street indicated on approved plan reference bb2-03 shall be provided before the development, other than the demolition of the existing buildings, is commenced and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car parking indicated on indicated on approved plan reference bb2-03 shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied 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 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 secure satisfactory pedestrian and vehicular access to the development, in the interests of highway safety.
3. To minimise the standing and turning movements of vehicles on Caltha Street, in the interests of road safety.
4. To ensure adequate off-street car parking arrangements and provision in the interest of road safety.

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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 required highway remedial works. 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: 08 January 2025

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

HIGHWAYS ASPECTS ONLY