

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/187

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70983

Location: 399 Bass Lane, Summerseat, Ramsbottom, Bury,
BL9 5NR

Development: Replacement two storey garage; rear dormer and PV
panels to roof and create new vehicular access

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 adopted highway abutting the site in the event that subsequent remedial works are required following construction of the proposed development;
 2. Access route for all construction vehicles to the site from the Key Route Network;
 3. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain adequate levels of visibility onto the adopted highway;
 4. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on Bass Lane and within the curtilage of the site and number of vehicle movements;
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle deliveries and manoeuvres;
 8. Parking on site or on land within the applicant's control of operatives' and vehicles, together with storage on site of construction materials;
 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the demolition works and 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 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 revised vehicular access arrangements indicated on approved plan reference 23/647-10 Revision A, incorporating the use of the existing easterly site access, visibility splays shown with no obstructions above the height of 0.9m within them, closure of the westerly site access with the new 0.9m high maximum garden wall shown with any required foundations that do not encroach under the adjacent adopted highway, demarcation of the limits of the adopted highway and retention of the 'cobbles' at the redundant site access, hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the new driveway and development hereby approved being brought into use and thereafter maintained available for use at all times. (CAR1 Amended)
3. The car parking and turning facilities indicated on approved plan reference 23/647-10 Revision A shall be surfaced 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 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 that the adopted highways are kept free of deposited material from the ground works operations.
2. To secure the satisfactory development of the site in terms of highway safety and ensure the intervisibility of the users of the site and the adjacent highways.
3. To ensure adequate off-street car parking, to allow adequate space to maintain vehicles clear of the highway and to minimise the standing and turning movements of vehicles on the highway in the interests of highway 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 any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway.

Date: 12 August 2024

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

HIGHWAYS ASPECTS ONLY