

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/217

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69677

Location: 21 Pinfold Lane, Whitefield, Manchester, M45 7NY

Development: Demolition of existing dwelling and erection of new detached dwelling to replace existing

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 abutting the site in the event that subsequent remedial works are required following demolition works/construction of the development and as a result of statutory undertakers connections to the site;
 - Access point and route for demolition/construction traffic from the adopted highway;
 - 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 and/or measures to control deliveries/vehicle movements, including any requisite phasing of the development to accommodate this;
 - Parking on site 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;
 - If proposed, site hoarding/gate positions clear of the adopted highway, including the provision, where necessary, of temporary vehicular access and pedestrian facilities/protection measures;
 - Measures to ensure that all mud and other loose materials are not 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods.

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The areas identified shall not be used for any other purposes other than the turning/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 car parking, access and bin storage arrangements indicated on approved plan reference 17331A 03 Revision F, incorporating the retention of the existing access and boundary wall and provision of porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adopted highway, shall be implemented to the written satisfaction of the Local Planning Authority prior to the dwelling 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 residential streets, and 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, in the interests of highway safety.
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.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 18 August 2023. (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 any required highway remedial works that may be required following the construction of the dwelling. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 18 August 2023

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

HIGHWAYS ASPECTS ONLY