

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/110

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69602

Location: Bury Contract Services, Willow Street, Bury, BL9 7QZ

Development: Demolition of 4 No. buildings and Erection of a two storey apartment for supported living comprising 13 No. self-contained dwellings, a communal lounge and laundry room & 2 No. manager offices with associated parking and landscaping

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 and abutting the site in the event that subsequent remedial works are required following demolition works, construction of the development, replacement of all affected boundary features and as a result of statutory undertakers connections to the site;
 - Access route for all construction vehicles to the site from the Key Route Network;
 - Access points/arrangements for demolition/construction traffic and all temporary works required to facilitate access for demolition/construction vehicles;
 - If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
 - Confirmation of hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and measures to control/manage demolition/construction/delivery vehicle manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;

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- 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.

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.

2. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to a scope and specification to be agreed on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

- Reinstatement of the redundant accesses on Willow Street to adjacent footway levels, incorporating the provision of edgings with 50mm upstand at the back of the footway following removal of the existing palisade fencing and gates to demarcate the limits of the adopted highway and all associated highway remedial/accommodation works;
- Foundation details for the proposed 1500mm high boundary metal railings abutting Willow Street designed to ensure that they do not encroach under the adjacent adopted highway;
- Provision of the proposed 2.2m wide pedestrian access into the site from Maxwell Street shown indicatively on the approved plans, incorporating the removal of all affected railings and all associated highway remedial/accommodation works required to tie into the existing footway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

3. The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to each dwelling/part of the site to which it relates being occupied and thereafter maintained at all times. (CAR1 Amended).
5. Bin storage arrangements shall be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

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Reasons

1. To mitigate the impact of the demolition and 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 demolition and construction periods 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, ensure good highway design and maintain the integrity of the adopted highway, all 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.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling/part of the site.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 14 September 2023. (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 the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. 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 railings under the adjacent adopted highway.
4. 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 and the specification for the proposed refuse collection facilities at the interface with the adopted highway. (N024 Amended)

Date: 15 September 2023

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

HIGHWAYS ASPECTS ONLY