

BURY COUNCIL
DEPARTMENT OF PLACE

REF NO: 25/008

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 71422

Location: 52 Bury Old Road, Prestwich, Manchester, M25 0ER

Development: Demolition of the Existing Mosque and Community Facility and the Erection of a Replacement Mosque and Community Facility (F1 (f))

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways/shared site access to the Local Planning Authority:
 - (1) Formation of the proposed vehicular and pedestrian access alterations and improvements to a scope and specification to be agreed, incorporating the reconstruction of the Bury Old Road footway abutting the site, replacement of the tactile paved crossing point at the shared Brooklands public car park/site access, demarcation of the limits of the adopted highway, and all associated highway and highway drainage remedial works.
 - (2) Formation of the proposed 'Paved Area' abutting Bury Old Road, to a level, scope and specification to be agreed, incorporating the demarcation of the limits of the adopted highway, measures to prevent the discharge of surface water onto the adopted highway, measures to prevent vehicle encroachment of/access to the pedestrianised area from both Bury Old Road and the adjacent car parking areas, demarcation of the limits of the adopted and all associated highway and highway drainage remedial works.
 - (3) Provision of visibility splays on land within the applicant's control at the junction of the site access with Bury New Road in accordance with the standards in Manual for Streets for a design speed of 30mph, with no obstructions with the splays above the height of 0.6m.
 - (4) Scheme of carriageway resurfacing works on the shared access between Bury Old Road and the new car park access to the rear of the building, to a scope and specification to be agreed.
 - (5) Measures to demarcate the proposed 'Public Access'/pedestrian route to the north of the shared access between Bury Old Road and the new car park access to the rear of the building, to a scope and specification to be agreed.

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- (6) Provision of new give-way markings at the junction with Bury Old Road and all required alterations to refreshing of existing road markings/waiting restrictions abutting the site.
- (7) Swept path analysis of the proposed refuse collection arrangements/ access to the proposed bin store at the rear of the building on land within the applicant's control and in a vehicle size to be agreed, incorporating, if required, alterations to the proposed servicing and car parking arrangements.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

2. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:
 - (1) 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 and as a result of statutory undertakers connections to the site.
 - (2) Access route for all demolition/construction vehicles to the site from the Key Route Network.
 - (3) Access point/arrangements for demolition/construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent Brooklands public car park and all temporary works required to facilitate access for demolition/construction vehicles.
 - (4) Hours of work for site preparation, delivery of materials and demolition/construction works and number of vehicle movements.
 - (5) Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition/construction materials.
 - (6) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials.
 - (7) Details of the siting, height and maintenance of any required security hoarding clear of adequate visibility splays onto Bury Old Road.
 - (8) The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted and unadopted highways and Public Right of Way that crosses the site.
 - (9) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
 - (10) Arrangements for the provision of wheel washing facilities for vehicles accessing the site.

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- (11) Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways or shared car park access as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to control the emission of noise, dust and dirt during construction.
- (12) A scheme for recycling/disposing of waste resulting from construction works.
- (13) A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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.

- 3. The measures and facilities detailed in the approved 'Travel Plan' and 'Addendum to Travel', shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained.
- 4. The turning facilities indicated on the approved plans, including at 'Bay 7 and 8 to be kept clear during class times to aid manoeuvring within rear car park area', shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times/times specified. (HY14 Amended)
- 5. The car and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
- 6. The refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reasons

- 1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety.
- 2. 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 construction period and that the adopted highways are kept free of deposited material from the ground works operations.

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3. To mitigate the impact of the proposed development and likelihood of overspill parking on the adjacent adopted highways, in the interests of highway safety.
4. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
5. To ensure adequate off-street car parking provision in the interests of road safety.
6. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

The applicant's attention is drawn to the need to consult the Department of Place 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)

Date: 19 August 2025

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

HIGHWAYS ASPECTS ONLY