

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/072

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69051

Location: Land to north of 2 Hollins Close, Bury, BL9 8AX

Development: Erection of 1 No. detached dwelling

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved plan reference EAD_121_04 Revision S5, full details of the following highway aspects shall be submitted on a topographical based survey of the site and adopted highways at first reserved matters application stage:
 - Realignment of the westerly kerbline and radius of Hollins Close to form a 90 degree junction with Hollins Lane, provision of give-way markings and all associated highway and highway drainage remedial works;
 - In association with and relative to the above, formation of 2.0m footways on the Hollins Close and Hollins Lane site boundaries outside of any tree root protection areas to be determined and all associated highway and highway drainage remedial and accommodation works to tie into existing arrangements on site;
 - Provision of 2.4m x 25m visibility splays and pedestrian visibility splays at the back edge of the footway on land within the applicant's control at the junction of the site access with Hollins Close, with no obstructions above the height of 0.6m within them;
 - Provision of a 2.4m x 59m visibility splay on land within the applicant's control to the left on egress at the junction of Hollins Close with Hollins Lane, with no obstructions above the height of 0.6m within it;
 - Formation of a single width dropped crossing onto Hollins Close and appropriate boundary treatment clear of the required of the required visibility splays and/or under the height of 0.6m to control use of the access position and proposed hardstanding;
 - Proposed car parking/hardstanding area and turning facilities in permeable/porous materials and/or measures to prevent the discharge of surface water onto the adopted highway and Hollins Close;
 - Structural details and calculations of any retaining structures that may be required adjacent to the adopted highway;

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- Review of the need for the introduction of waiting restrictions to scope to be agreed at the junction of the Hollins Close with Hollins Lane including, if required, all necessary road markings and signage.

The highway works subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority before the dwelling hereby approved is first occupied.

2. 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 construction of the development, replacement of all 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 point/arrangements for construction traffic from Hollins Close, all temporary works required to facilitate access for construction vehicles and retain access for existing residents;
 - 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 accesses onto Hollins Close/Hollins Lane;
 - Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on/enter and leave Hollins Close in a forward gear and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site/Hollins Close and/or measures to control/manage delivery vehicle manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
 - Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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.

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Reasons

1. To ensure good highway design and the intervisibility of the users of the site and the adjacent highways in the interests of road safety and to maintain the integrity of the adopted highway.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential street and classified road, 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, all in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 09 October 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 and implementation of any required traffic regulation order(s). The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)
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)
4. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures that may be required adjacent to the highway, prior to works commencing. (N019 Amended)

Date: 13 October 2023

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

HIGHWAYS ASPECTS ONLY