

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/098

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69413

Location: Land off Poppythorn Lane, Heys Road, Prestwich,
M25 1JY

Development: Variation of condition No.'s 2 (approved plans), 5
(materials), 15 (car parking) and 22 (turning facilities) of
planning permission ref. 67431

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 to, and agreed with, the Local Planning Authority:
 - Formation of the proposed site access onto the Poppythorn Lane/Heys Road junction and private access road, incorporating accommodation/remedial works on the existing adopted highway to a scope and specification to be agreed;
 - Scheme of surface water drainage works/access road materials to ensure that surface water will not be discharged from the site onto the adjacent adopted highway;
 - Provision of 1.8m (minimum) wide segregated pedestrian facilities between the Poppythorn Lane/Heys Road junction and the 'Existing Cricket Club Parking Area', incorporating measures to ensure access is maintained to any affected accesses, garages and the parking area;
 - Demarcation of the limits of the adopted highway;
 - Scheme of surfacing works on the access to be retained at the rear of No.'s 8-28 Heys Road, position and operation of the proposed gates to the rear of No.28 and provision of visibility splays in accordance with the guidance in Manual for Streets at the junction created;
 - Scheme of traffic calming and associated markings, signage and surfacing materials shown indicatively on submitted plan reference 2951-F01 Revision H;
 - Provision of a street lighting assessment of Poppythorn Lane/Heys Road junction and private access road, and, if required, subsequent scheme of improvements to existing street lighting on the adopted highway;

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- Review of the existing and need for the provision of new waiting/loading restrictions on the private access road/turning head to ensure that the proposed access arrangements can be safely implemented from the adopted highway, including details of the measures proposed, all necessary modifications to road markings and signage and a timetable for implementation.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being 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 and as a result of statutory undertakers connections to the site;
- Access point(s) for demolition and construction traffic and all temporary works required to facilitate access for ground works/construction vehicles;
- 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, including any requisite phasing of the development to accommodate this;
- 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, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding/gate positions, including the provision, where necessary, of temporary pedestrian facilities/protection measures on any retained route(s) to Prestwich Cricket Club;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent private access road and 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both. 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 brought into use.

3. 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 the development hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended)
4. 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)
5. The bin storage arrangements indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development hereby approved is first occupied and thereafter be maintained available for use at all times.

Reasons

1. 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.
2. To maintain the integrity of the adopted highway, mitigate the impact of the demolition and construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition and construction periods and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
3. To ensure adequate off street car parking provision is available for use, in the interests of road safety.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and ensure that the turning facilities are not obstructed by parked vehicles.
5. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works and implementation of any required traffic regulation order/ street lighting improvements. The cost of the works will be the responsibility of the developer. (N011 Amended)
2. 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)

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Date: 11 August 2023

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

HIGHWAYS ASPECTS ONLY