

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/280

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69455

Location: Jackson Fold Farm, Pilsworth Road, Bury, BL9 8QZ

Development: Redevelopment of existing cottage/stables into 1 No. dwelling and 11 No. replacement stables with shared access and car parking; Conversion of existing barn to create 6 No. dwellings with new rear orangeries, gardens and parking provision

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved plan reference 2239-P01 Revision B, no development shall commence unless and until full details of the following have been submitted to and agreed in writing with the Local Planning Authority:
 - proposed site access modifications on a topographical survey on the site and adjacent adopted highway incorporating the formation of a 90 degree junction with the adopted highway;
 - kerb radii, a minimum access width of 5.5m, section of segregated footway(s) from the junction with Pilsworth Road, both within the proposed sightline(s) and within the site, of an appropriate width and length to serve the number of residential units proposed and turning facilities suitable for use by the Council's 18.5m long refuse collection vehicle;
 - associated swept path analysis to ensure that a refuse collection vehicle can enter and leave the site in a forward gear, with the areas identified for the manoeuvring of the vehicle within the site subsequently maintained free of obstruction at all times;
 - improvements to visibility at the reconfigured junction to ensure that the proposed 2.4m x 120m visibility splay to the right on egress can be provided and subsequently maintained free of obstruction above the height of 0.6m, incorporating the relocation of the existing telegraph pole if located within the splay and removal/cutting back as necessary of the affected hedgerow.

The details subsequently approved shall be implemented prior to the occupation of the development and to the satisfaction of the Local Planning Authority.

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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 adopted abutting the site in the event that subsequent remedial works are required following construction of the development, replacement/alteration of all affected boundary features and as a result of any 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 Pilsworth Road and all temporary works required to facilitate access for construction vehicles and provision of the approved visibility splays prior to commencement of construction;
 - 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 onto Pilsworth Road;
 - 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/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 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. 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 and associated turning facilities indicated on approved plan reference 2239-P01 Revision B 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)

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Reasons

1. To ensure good highway design, the intervisibility of the users of the site and the adjacent highways and to minimise the standing and turning movements of vehicles on the highway, all in the interests of road safety
2. To maintain the integrity of the adopted highway, mitigate the impact of the 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.
3. To ensure adequate off street car parking provision and to minimise the standing and turning movements of vehicles on the site access, 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 proposed access modifications. 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)
3. This recommendation relates to the requirements of Greater Manchester Fire and Rescue Service detailed in their response dated 02 February 2024. (N025 Amended)

Date: 05 February 2024

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

HIGHWAYS ASPECTS ONLY