

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/077

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69463

Location: Station Works, Bury Road, Radcliffe, Manchester,
M26 2UA

Development: Development for 30 No. dwellings with associated access
road, landscaping and infrastructure works

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 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:
 - Formation of the access onto Bury Road, incorporating the reinstatement of all redundant accesses to adjacent footway/verge levels, replacement/relocation of all affected highway drainage gullies, provision of visibility splays appropriate for a design speed of 30mph, tactile paved crossing point in a position to be agreed, demarcation of the limits of the adopted highway, provision of give-way markings and alterations/replacement of all affected existing road markings, replacement of all affected statutory undertakers plant covers and all associated highway and highway drainage remedial works;
 - In the event that the site access/estate roads are not to be considered for adoption by the Council, measures to prevent the discharge of surface water onto the adopted highway;
 - In the event that any retaining structures/boundary walls are required that abut/are sited in close proximity to the adopted highway, an 'Approval In Principle' for the proposed structures, incorporating foundations that do not encroach under the adopted highway and full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;
 - Provision of a street lighting assessment to a scope and specification to be agreed for the junction of the site access with Bury Road and the proposed residential estate roads, and, where necessary, a scheme of improvements;
 - Review of need for the introduction of additional waiting restrictions to a scope to be agreed at the junction of the site access with Bury Road, including, if required, all necessary road markings and signage;

Cont/.....

- A scheme of 20mph traffic calming measures on the proposed estate roads to a scope and specification to be agreed, incorporating the formation of speed tables at all appropriate junctions, road markings and signage as required.

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

2. In the event that it is intended for the proposed residential estate roads to be considered for adoption by the Council, 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 based survey of the site and adjacent adopted highways to the Local Planning Authority:

- Formation of the proposed estate roads (including any necessary land filling operations and method of compaction), incorporating minimum 5.5m carriageway and 2.0m footway widths;
- Provision of long sections and cross sections at positions to be agreed through the proposed estate roads and turning heads to ensure that adoptable gradients will not exceed 1 in 14 for the purposes of adoption and incorporating a maximum 1 in 20 plateau at each junction within the development and at the interface with the adopted highway;
- Demarcation of the limits of adoption at all relevant locations;
- Provision of visibility splays appropriate for a design speed of 20mph at all internal junctions, including car park access, in accordance with the standards in Manual for Streets with no obstructions above the height of 0.6m within them;
- Swept path analysis of the proposed estate roads to ensure that an 11.85m long refuse collection vehicle can pass a private car at all points and manoeuvre at all turning heads;
- Facilities for the storage of bins on collection day at the interfaces of all shared accesses with the proposed adopted highway;
- Provision of a scheme of measures/boundary treatment at the interface of the car park with the future adopted highway to prevent vehicle encroachment of the adjacent footway, incorporating railings that do not restrict visibility at adjacent junctions and foundations that do not encroach under the future adopted highway;
- Proposed planting/surfacing details and management/maintenance arrangements for all landscaped/car parking areas abutting the proposed adopted highway;
- Proposed porous/permeable driveway/hardstanding materials and/or measures to prevent the discharge of surface water onto the future adopted highway from all proposed individual and shared driveways.

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

Cont/.....

3. 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 Bury Road and all temporary works required to facilitate access for 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 onto Bury 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.

4. In the event that it is not intended for the proposed residential estate roads to be considered for adoption by the Council, no development shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed estate road within the development have been submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.
5. 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)

Cont/.....

6. Minimum hardstanding lengths of 5.0m at all dwellings/10.0m when in tandem, shall be provided to the satisfaction of the Local Planning Authority and thereafter maintained. (HY01 Amended)
7. 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).
8. Bin storage arrangements shall be provided within the curtilage of each dwelling/part of the site to which it relates in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

- 1 & 2. 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.
3. To 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.
4. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.
5. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
6. To allow adequate space to maintain a vehicle clear of the highway in the interests of pedestrian safety.
7. To ensure adequate off-street car parking provision in the interests of road safety.
8. 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 plan received by this Section on 12 July 2023. (N025 Amended)

Cont/.....

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 orders. The cost of the works will be the responsibility of the developer.
(N004 Amended)
3. The applicant's attention is drawn to the need to complete a Section 38 Agreement under the Highways Act 1980, and a Section 104 Agreement under the Water Industry Act 1991, regarding the future adoption of the proposed roads and sewers. (N008 Amended)
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 adjacent to the highway, prior to works commencing. (N019)
5. 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 walls under the adjacent adopted highway.
6. It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder.
(N021)
7. It is brought to the attention of the applicant that if the proposed estate roads are not eligible for adoption by the Council, the applicant is advised that to discharge the relevant condition regarding future maintenance of the estate roads, the Local Planning Authority will details of a private management and maintenance company confirming funding, management and maintenance regimes.
8. 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: 02 August 2023

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

HIGHWAYS ASPECTS ONLY