

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/237

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68615

Location: Philips High School, Higher Lane, Whitefield, Manchester, M45 7PH

Development: Increase existing car park from 802 m2, 43 bays to provide additional 1.354 m2 to create a further 42 car parking bays plus 2 disabled bays and 2 electric car charging stations; New automated gate 2m high to the entrance road to create a two way system; LED lighting

RECOMMENDATION

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

1. 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 site access in the event that subsequent remedial works are required following construction of the development;
 - Access point for construction traffic from the adopted highway;
 - Site hoardings (if proposed);
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
 - Parking on site (or on land under the applicant's control) of operatives' and construction vehicles;
 - Measures to mitigate any loss of existing parking facilities during construction of the development;
 - Storage on site of construction materials, including any requisite phasing of the development to accommodate this;
 - 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.

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The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of 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 occupied.

2. The car parking, one way working arrangements and pedestrian facilities indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority and thereafter maintained at all times. (CAR1 Amended)

Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways, 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, in the interests of highway safety.
2. To ensure adequate off street car parking arrangements in the interests of road safety.

Comments and Observations

The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed accommodation and footway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 28 September 2022

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

HIGHWAYS ASPECTS ONLY