

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/031

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70448

Location: Stables at land east of Brookbottom Road, Radcliffe,
M26 4HX

Development: Conversion of stables to 1 No. dwelling with external
alterations to include timber boarding and installation of
additional windows

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively on the submitted site plan dated 13/03/24, no development shall commence unless and until full details of the following have been submitted to and approved in writing with the Local Planning Authority:
 1. proposed site access modifications on a topographical survey of the site and adjacent Public Right of Way;
 2. visibility splays at the junction of the site access with the adjacent Public Right of Way;
 3. turning facilities within the curtilage of the site;
 4. permeable/porous surfacing materials for the proposed parking facilities;
 5. Bin storage arrangements within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

The details subsequently approved shall be implemented to a specification and standard to be agreed with and to the satisfaction of the Local Planning Authority, with full implementation of the works prior to first occupation of the dwelling hereby approved.

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 Public Right of that abut and serve the site in the event that subsequent remedial works are required following construction of the development;

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- Proposed site hoardings and gates positions (if proposed);
- Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the Public Right of Way leading to the site and number of vehicle movements;
- Parking on site of operatives' vehicles together with 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 Public Rights of Way 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 periods. The areas identified shall not be used for any other purposes other than the 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.

2. Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwelling hereby approved and shall thereafter be maintained at all times.
3. The car parking and turning facilities indicated on the approved plans shall be surfaced and made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained available for use at all times.
(CAR1 Amended)

Reasons

1. To ensure good highway design in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, OL1/4 - Conversion and Re-use of Buildings in the Green Belt, HT6//2 - Pedestrian/Vehicular Conflict, SPD9 and the principles of the NPPF.
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 highways, 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.

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2. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers.
3. To ensure adequate off street car parking provision and turning facilities in the interests of road safety.

Comments and Observations

1. The full details of a scheme of mitigation measures required by Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies should be discussed with the fire service. The details/measures should incorporate the installation of a residential sprinkler/misting system in the dwelling to current appropriate standards as conditioned, as well as ensure that the recognised Approved Document requirements for Fire Service access will be met:
 - Vehicular access for a fire appliance to within 45m of all points within the dwelling;
 - The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
 - As the access road is more than 20m long, a turning circle, hammerhead, or other turning point for fire appliances will be required;
 - There should be a suitable fire hydrant within 165m of the dwelling.

The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwelling is first occupied and thereafter maintained at all times.

2. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
3. The applicant's attention is drawn to the existence of the Public Rights of Way that form the access to and abut the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
4. 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: 19 March 2024

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

HIGHWAYS ASPECTS ONLY