

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/236

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69940

Location: Whitefield Fire Station, Bury New Road, Whitefield,
Manchester, M45 7SY

Development: Demolition of existing fire station and erection of new fire station including new training tower, parking/manoeuvring areas, fencing and landscaping; Provision of temporary fire station on site for the duration of the redevelopment

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 access alterations on Bury New Road to a scope and specification to be agreed, incorporating a review of the vehicle tracking undertaken to confirm whether a central section of footway/refuge on the Bury New Road footway can be provided as part of the adjacent works within the site to segregate the proposed access/egress arrangements, provision of tactile paving at the amended crossing point(s), accommodation works to tie into existing arrangements at the interface with the adjacent adopted footways, relocation/replacement of the affected road gully to ensure that it is not located within the proposed vehicular access, porous/permeable hardstanding/turn out apron/car park materials and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works and alterations to affected road markings required as a result of the development;
 - Formation of the proposed temporary access alterations on George Street to a scope and specification to be agreed, incorporating the reinstatement of the redundant access and all associated highway remedial upon completion of the development;
 - Review of the existing wig-wag signals and associated road marking positions on Bury New Road in accordance with the Guidance in Chapter 6 of the Traffic Signs Manual 2019 affected by the proposed access alterations and subsequent scheme of improvements/remedial works on the adopted highway, to a scope and specification to be agreed;

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- Provision of a street lighting assessment on Bury New Road as a result of the proposed access alterations and impact on the existing street lighting column and subsequent scheme of street lighting replacement on the adopted highway, to a scope and specification to be agreed.

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 occupation of the development 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, to a scope to be agreed, of the footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition works, construction of the development, works to the site boundary and as a result of any statutory undertakers connections to the site;
- Access point/arrangements from the adopted highway and all temporary works required to facilitate access for demolition, ground works and construction vehicles;
- Site hoarding/gate positions clear of appropriate visibility splays onto Bury New Road and/or George Street, including 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(es);
- Confirmation of hours of operation, vehicle sizes and number of vehicle movements;
- 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 of operatives' and construction vehicles together with storage on site of demolition/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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the turning/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 brought into use.

3. The turning facilities indicated on the approved plans shall be provided prior to the development hereby approved being brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. 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 brought into use and thereafter maintained at all times. (CAR1 Amended)

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 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 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.
3. 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.
4. To ensure adequate off street car parking provision in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 01 November 2023. (N025 Amended)
2. 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, street lighting and signal works on the adopted highway. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 09 November 2023

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

HIGHWAYS ASPECTS ONLY