

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/111

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66745

Location: Buckley Wells Locomotive Depot, Baron Street, Bury,
BL9 0TY

Development: Development of the ELR's historic locomotive and carriage works site including repair and restoration of the 1857 locomotive work building, the construction of new locomotive running shed, incorporation of associated new workshops and training facilities and construction of a standalone carriage shed

RECOMMENDATION

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

1. No development shall commence unless and until a scheme of highway improvement works on Baron Street/Byway Open to All Traffic No. 104, Bury, to a scope and specification to be agreed, have been submitted on a topographical survey of the site and adjacent highways to the Local Planning Authority. 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 the development hereby approved being brought into use.
2. No development shall commence unless and until a full details of the proposed site access alterations onto the adjacent Byway Open to All Traffic No. 104, Bury at the proposed main entrance reception, amended access to the west of the proposed running shed and new access on the northerly side of Baron Street to a scope and an industrial specification to be agreed, have been submitted on a topographical survey of the site and adjacent highways to the Local Planning Authority. 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 the development hereby approved being brought into use.
3. No development shall commence unless and until a review of the existing and need for the provision of new waiting/loading restrictions on Baron Street/Byway Open to All Traffic No. 104, Bury, in the vicinity of the proposed site accesses to ensure that the proposed access arrangements can be safely implemented on the highway, including details of the measures proposed, all necessary modifications to carriageway surfacing, road markings and signage and a timetable for implementation.

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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 the development hereby approved being brought into use.

4. Prior to the removal of the boundary wall and/or palisade fence to Baron Street, details of the proposed boundary treatment to Baron Street shall be submitted to and approved by the Local Planning Authority. The approved details only shall be implemented and thereafter retained.
5. 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, works to the site boundary required to rectify previous infilling works and as a result of statutory undertakers connections to the site;
 - Access point(s) for construction traffic from Baron Street/Byway Open to All Traffic No. 104, Bury, and all temporary works required to facilitate access for construction vehicles;
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
 - 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 construction materials, including any requisite phasing of the development to accommodate this;
 - If proposed, site hoarding/gate positions clear of adequate visibility splays onto Baron Street/Byway Open to All Traffic No. 104, Bury, including the provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 - Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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. 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.

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6. 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)
7. The turning facilities indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

Reasons

- 1 - 3. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adjacent public right of way, in the interests of highway safety.
4. In the interests of visual amenity and highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.
5. To maintain the integrity of the adjacent Public Right of Way, 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 adjacent highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
6. To ensure adequate off street car parking provision is available for use, in the interests of road safety.
7. 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.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 08 February 2022. (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 works and implementation of any required traffic regulation order. The cost of the works will be the responsibility of the developer. (N011 Amended)
3. The applicant's attention is drawn to the existence of Public Right of Way No. 104, Bury, which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)

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Date: 16 February 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop that ends in a horizontal stroke.

Head of Engineering

HIGHWAYS ASPECTS ONLY