

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/386

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67521

Location: Former Ashworth, Miller Street, Radcliffe, Manchester,
M26 4AF

Development: Demolition of 2 No. small industrial units and the
development of 1 No. infill warehouse unit

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 footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition/construction of the development;
 - Access point(s) for demolition/construction traffic from the highway and all temporary works required to facilitate access for demolition/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 demolition/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 highways as a result of the demolition/construction operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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The approved plan shall be adhered to throughout the demolition/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 turning/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. The access alterations, one way working and all associated signage and road markings within the curtilage of the site indicated on approved plan reference 20.173 005 Revision L shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.
3. The various car and cycle parking facilities indicated on approved plan reference 20.173 005 Revision L shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended)
4. The turning facilities indicated on approved plan reference 20.173 005 Revision L 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)
5. The bin storage arrangements indicated on approved plan reference 20.173 005 Revision L shall be implemented to the satisfaction of the Local Planning Authority before the development hereby approved is brought into use and thereafter be maintained available for use at all times.

Reasons

1. To maintain the integrity of the existing highways, 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.
2. To secure the satisfactory development of the site in terms of highway safety, in the interests of highway safety.
3. To ensure adequate off street car parking provision is available for use, in the interests of road safety.

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4. 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.
5. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

This recommendation relates to the revised plans received by this Section on 09 February 2022. (N025 Amended)

Date: 17 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