

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/239

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71227

Location: 2 Windsor Road, Prestwich, Manchester, M25 0DZ

Development: Prior approval for proposed demolition of existing detached dwelling

RECOMMENDATION

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

1. Notwithstanding the submitted 'Demolition Method Statement & Restoration Statement', no development shall commence unless and until a Demolition Traffic Management Plan (DTMP) has been submitted to and approved in writing by the Local Planning Authority. The DTMP shall include:
 1. 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 of the dwelling;
 2. Access route for all demolition vehicles to the site from the Key Route Network;
 3. Access point/arrangements for demolition traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties, and any temporary works required to facilitate access for demolition vehicles;
 4. Hours of work and number of vehicle movements;
 5. Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition materials;
 6. Arrangements/measures to control/manage demolition vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
 7. Details of the siting, height and maintenance of security hoardings clear of the adopted highway;
 8. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
 9. A scheme of appropriate warning/demolition traffic speed signage in the vicinity of the site and its access;

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10. Arrangements for the provision of wheel washing facilities for vehicles accessing the site and/or measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the demolition/groundwork operations or carried on the wheels and chassis of any vehicles leaving the site and measures to control the emission of noise, dust and dirt during construction;
11. A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any demolition operations, and contact details for the site operator during this period.

The approved plan shall be adhered to throughout the demolition period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition operations.

2. The site clearance and restoration/finishing measures detailed in the submitted 'Demolition Method Statement & Restoration Statement' shall be completed to the satisfaction of the Local Planning Authority.

Reasons

1. To mitigate the impact of the demolition traffic generated by the proposed development on the adjacent highways, ensure adequate off street materials storage arrangements for the duration of the demolition period and that the adopted highways are kept free of deposited material from the demolition operations.
2. In the interests of highway safety and to maintain the integrity of the adjacent adopted highway.

Comments and Observations

The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Business Growth and Infrastructure detailing any proposed demolition works in connection with the proposed development. (N020)

Date: 28 November 2024

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

HIGHWAYS ASPECTS ONLY