

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/165

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70755

Location: Land between 13 & 14 Scholes Walk, Prestwich,
Manchester, M25 0AZ

Development: Erection of 1 No. bungalow

RECOMMENDATION

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

1. The parking bay extension on Scholes Walk indicated on the approved plans shall be surfaced and made available for use to the satisfaction of the Local Planning Authority prior to commencement of construction of the dwelling hereby approved and thereafter maintained available for use at all times.
(CAR1 Amended)
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:
 1. Photographic dilapidation survey of the adopted highway abutting the site and the unadopted pedestrian access to the site from Scholes Walk in the event that subsequent remedial works are required following construction of, and statutory undertakers connections to, the dwelling;
 2. Access route for all construction vehicles to the site from the Key Route Network;
 3. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain pedestrian access to the adjacent property;
 4. The provision, where necessary, of temporary pedestrian facilities/protection measures;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the adjacent residential streets that serve the site and number of vehicle movements;
 7. Measures to control/manage delivery vehicle deliveries and manoeuvres;
 8. Provision of storage on site or on land within the applicant's control of construction materials;

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9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the demolition works and 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.

3. The bin storage facilities indicated on the approved plans shall be made available to the satisfaction of the Local Planning Authority prior to the dwelling hereby approved being first occupied and maintained thereafter.

Reasons

1. To ensure adequate off-street car parking provision for the duration of the construction period and in perpetuity, in the interests of road safety.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off highway materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
3. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 25 July 2024. (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 any highway works that may be required to implement the parking bay extension and following construction of the dwelling. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. 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 Amended)

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Date: 14 August 2024

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

HIGHWAYS ASPECTS ONLY