

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/150

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70805

Location: Land off Fletcher Fold Road, Bury, BL9 9RX

Development: Erection of 4 No. bungalows and a block of 39 No. apartments for the over 55s including communal facilities, landscaping and car parking provision

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 for a scheme of protection for Public Footpath No. 71, Bury, indicated as "existing footpath" on drawing number 6071-POZ-XX-ZZ-DR-A-1200 P09 that crosses the site, have been submitted to and agreed in writing by the Local Authority. The scheme shall include:
 1. Submission of a dilapidation survey of the existing public right of way;
 2. A scheme of surface improvements along the public right of way that runs through the site to a scope and specification to be agreed;
 3. The arrangement of temporary protection measures that would be installed prior to commencement, to maintain provision of the public right of way through the site, to be maintained free of obstruction and maintained during construction;
 4. Submission of a drawing, based on a topographical survey that indicates the existing width and levels of the public right of way and adjacent land;
 5. Details of how the public right of way will be maintained free of obstruction, and at its existing width following construction as identified under bullet point 4 above.

The details subsequently approved shall be implemented to an agreed programme.

2. If a temporary obstruction of Public Footpath No. 71, Bury is required during development no development shall take place unless and until a closure order has been made to Bury Council and a suitable temporary alternative route(s) made available.
3. The turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

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4. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
(CAR1 Amended)
5. The refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
6. Notwithstanding the details contained within the approved Construction Traffic Management Plan dated 11th September 2024 no development shall commence unless and until the following have been submitted to, and approved in writing by the Local Planning Authority:
 - (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 construction of the development and as a result of statutory undertakers connections to the site;
 - (2) Access route for all construction vehicles to the site from the Key Route Network;
 - (3) Access point/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties and Public Footpath No. 71, Bury, and all temporary works required to facilitate access for construction vehicles;
 - (4) Hours of work for site preparation, delivery of materials and construction 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 construction materials;
 - (6) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery 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 all security hoardings clear of the adopted highway and (in the absence of any temporary closure) Public Footpath No. 71, Bury;
 - (8) The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted and unadopted highways and Public Right of Way that crosses the site;
 - (9) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
 - (10) Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
 - (11) Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways or Public Right of Way as a result of the groundworks 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;

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- (12) A scheme for recycling/disposing of waste resulting from construction works; and
- (13) A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any piling operations, and contact details for the site operator during this period.

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.

- 7. 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 the Local Planning Authority:

- (1) Formation of the proposed site access alterations and pedestrian improvements on Fletcher Fold Road at the junction with Goshen Lane to a scope and specification to be agreed, incorporating works at/beyond the limits of the adopted highway to form adequate arrangements for pedestrians across Goshen Lane, demarcation of the limits of the adopted highway, and all associated highway and highway drainage remedial works;
- (2) Scheme of carriageway resurfacing works on Fletcher Fold Road in the vicinity of the revised access to a scope and specification to be agreed;

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

Reasons

- 1. To maintain the extent of existing Public Right of Way footpath 71BUR pursuant to Policy RT3/4 - Recreational Routes of the Bury Unitary Development Plan.
- 2. To maintain the extent of existing Public Right of Way footpath 71BUR pursuant to Policy RT3/4 - Recreational Routes of the Bury Unitary Development Plan.
- 3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

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4. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Supplementary Planning Document 11: Parking Standards in Bury.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of the site, clear of the adopted highway To ensure that adequate bin storage arrangements are provided within the curtilage of the site, clear of the adopted highway pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
6. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and 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 pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.
7. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the Construction Traffic Management Plan (CTMP) received by this Section on 12 September 2024. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the existence of Public Rights of Way (Public Footpaths) No.'s 70 & 71, Bury, that abuts/crosses part of the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
4. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

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5. 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)

Date: 12 September 2024

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

HIGHWAYS ASPECTS ONLY