

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/104

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68249

Location: 55 Milton Road, Prestwich, Manchester, M25 1PT

Development: Replacement of garage with new single storey garage building

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 footway and carriageway abutting the site in the event that subsequent remedial works are required following construction of the development;
 - Storage within the curtilage of the site of construction materials;
 - Site hoarding position if proposed;
 - Measures to ensure that all mud and other loose materials are not spread onto the adopted highway by the ground works 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 storage of construction materials.

2. The access and parking alterations/arrangements shown indicatively on approved plan reference 06 Revision A, incorporating the reinstatement of the redundant footway crossing, provision of a 5.0m (minimum) long hardstanding in a either a porous/permeable material (not loose stone) and/or measures to prevent the discharge of surface water onto the adopted highway, and all associated highway remedial works required as a result of the construction of the proposed dwelling and statutory undertakers connections, shall be implemented to the satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).

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3. The visibility splays indicated on approved plan reference 06 Revision A shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and, other than the proposed garden fence, subsequently maintained free of obstruction above the height of 0.6m on land within the applicant's control. (HY06 Amended)

Reasons

1. 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.
2. To allow adequate space to maintain a vehicle and refuse bins clear of the highway in the interests of highway safety and to maintain the integrity of the adopted highway.
3. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plan reference 06 Revision A received by this Section on 05 July 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 reinstatement of the redundant footway crossing and any associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N011 Amended)

Date: 11 July 2022

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

HIGHWAYS ASPECTS ONLY