

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/323

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70303

Location: Land at Burns Avenue (rear of 26-28 St Peters Road),
Bury, BL9 9RB

Development: Erection of 1 No. dwelling with associated access,
landscaping and boundary wall/fence

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:
 - 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, and statutory undertakers connection to, the development;
 - Access route for vehicles from the Key Route Network;
 - Access point(s) to the site, including all temporary works and measures required to protect highway users and facilitate vehicular access;
 - Hours of operation and number of vehicle movements;
 - If proposed, site hoarding/gate positions clear of appropriate visibility splays onto the adopted highway;
 - A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access(es);
 - Measures to control/manage construction vehicle manoeuvres on and within the adjacent residential estate;
 - Parking on site of operatives' and construction vehicles together with storage on site of 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 adopted highways as a result of the ground work 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.

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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 occupied.

2. The access and car parking arrangements indicated on approved plan reference 21088-204 Revision F, incorporating the provision of a new footway crossing, demarcation of the limits of the adopted highway, minimum hardstanding length of 6.0m, harstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be made available for use to the satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times.
3. The proposed boundary wall indicated on approved plan reference 21088-204 Revision F shall incorporate foundations that do not encroach under the adjacent adopted highway and the visibility splays at the back edge of the footway shown, which shall be maintained free of obstruction above the height of 0.6m.
4. Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

1. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, 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.
2. 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.
3. To ensure adequate off-street car parking, allow adequate space to maintain a vehicle clear of the highway in the interests of road safety, 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.
4. To ensure that adequate bin storage arrangements are provided within the curtilage of the dwelling.

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Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 07 February 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 footway crossing and any associated highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the need to consult the Department for Operations in order to obtain any hoarding permit (if required) prior to works affecting the adopted highway commencing. The cost of the permit and any necessary works/measures will be the responsibility of the developer/applicant.
4. 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)

Date: 08 February 2024

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

HIGHWAYS ASPECTS ONLY