

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/097

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70656

Location: Land adjacent to 36 Tottington Road, Bury, BL8 1LL

Development: To rebuild the advertising structure with non-illuminated sign

RECOMMENDATION

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

1. No development shall commence unless and until an 'Approval in Principle' document outlining the principles used in the design of the hoarding/advertising structure has been submitted to the Local Planning Authority for approval by the Highway Authority.
2. Notwithstanding the submitted Method Statement, 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 in the event that subsequent highway remedial works are required following removal of the existing and construction of the new hoarding/advertising structure, incorporating all appropriate measures to demarcate the limits of the adopted highway/back of the footway;
 2. Access route for all construction vehicles to the site from the Key Route Network;
 3. The provision of a construction method statement incorporating appropriate pedestrian protection measures and retention of adequate pedestrian facilities on Tottington Road that abuts the site;
 4. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site;
 5. Confirmation of hours of operation, delivery & construction vehicle sizes and number of vehicle movements;
 6. Measures to control/manage delivery vehicle deliveries and manoeuvres;
 7. Parking on site or on land within the applicant's control of operatives' vehicles, together with storage on site or on land within the applicant's control of construction materials;

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8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations 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 and required to demarcate the limits of the adopted highway/back of the footway shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reasons

1. To provide assurance that correct design principles have been adhered to in order to minimise risk to the public due to the proximity of the structure to the highway.
2. 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.

Comments and Observations

1. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the hoarding/advertising structure under the adjacent adopted highway.
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 28 May 2024

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

HIGHWAYS ASPECTS ONLY