

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/162

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71784

Location: Land to rear of 69 Sandy Lane/Lowther Court, Prestwich,
Manchester, M25 9PS

Development: Demolition of existing garages and erection of 2 No.
dwellings

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:
 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 demolition works, construction of the development and as a result of any statutory undertakers connections to the site that may be required;
 2. Access route for all demolition and construction vehicles to the site from the Key Route Network;
 3. Access point/arrangements for demolition and construction traffic from Sandy Lane, all temporary works required to facilitate access for demolition/construction vehicles and retain access for existing residents and service/delivery vehicles;
 4. If proposed, details of site hoarding/gate positions within the site, incorporating 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 onto Sandy Lane;
 6. Confirmation of hours of operation, delivery & demolition/construction vehicle sizes that can be accommodated within/enter and leave the site in a forward gear and number of vehicle movements;
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site including the retention of existing turning/servicing facilities and measures to control/manage delivery vehicle manoeuvres;
 8. Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition and 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 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.

2. Notwithstanding the proposed pedestrian access improvements indicated on approved plan reference 069SA-A-01-002 Issue Date 30.10.25, prior to commencement of development a scheme of works shall be submitted to and agreed in writing by the Local Planning Authority incorporating the removal of the service yard gates, demolition of the existing garages to the north of the proposed dwellings, demarcation of the proposed parking spaces and provision of a surfaced pedestrian route. The approved scheme shall be implemented prior to the dwellings hereby approved being occupied and thereafter maintained at all times.
3. The turning and servicing facilities indicated on approved plan reference 069SA-A-01-002 Issue Date 30.10.25, shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles in each parking area shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car parking indicated on approved plan reference 069SA-A-01-002 Issue Date 30.10.25, shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied. (CAR1 Amended)

Reasons

1. 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, in the interests of highway safety.
2. To ensure adequate pedestrian access arrangements from the adopted highway, in the interests of pedestrian safety.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
4. To ensure adequate off street car parking provision in the interests of road safety.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 30 October 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of any highway works that may be required as a result of the proposed development. The cost of the works will be the responsibility of the applicant. (N004 Amended)
3. The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Place detailing any proposed demolition works in connection with the proposed development. (N020)
4. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 07 November 2025

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

HIGHWAYS ASPECTS ONLY