

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/062

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71577

Location: Land off Parkinson Street, Bury

Development: Variation of conditions 3 & 10 of planning permission 69079: Reconfiguration of the layout of the dwellings proposed between plots 44 and 51 including the removal of 2 No. dwellings

RECOMMENDATION

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

1. The proposal shall be carried out in accordance with the details agreed for Condition 20 of application 69079 and shall include a scheme of 20mph traffic calming measures on the proposed estate roads to a scope and specification to be agreed, incorporating the formation of speed tables at all appropriate junctions, road markings and signage as required. The details subsequently approved shall be implemented to an agreed programme.
2. In the event that it is intended for the proposed residential estate roads to be considered for adoption by the Council, the proposal shall be carried out in accordance with the details agreed as part of condition 21 of application 69079. The details subsequently approved shall be implemented to an agreed programme.
3. The development shall be carried out in accordance with the Construction and Environmental Plan Rev 1 June 2024 approved under condition 22 of application 69079. The development shall be carried out in accordance with the Construction and Environmental Management Plan Rev 1 June 2024 approved under condition 22 of application 69079. The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.
4. Notwithstanding the details indicated on approved plan reference 21-040 SPS-01, prior to first occupation of the relevant plots hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in all dwellings located in excess of 250m from the junction of Parkinson Street with Seedfield Road and shall thereafter be maintained at all times.

Cont/.....

5. The development and construction of the new playing field car park shall be carried out in accordance with the details agreed under condition 24 of application 69079.
6. Details of the proposed arrangements for future management and maintenance of the proposed estate road within the development shall be carried out in accordance with the details approved under condition 25 of application 69079.
7. The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)
8. Minimum hardstanding lengths of 5.0m at all dwellings (10.0m when in tandem) shall be provided to the written satisfaction of the Local Planning Authority and thereafter maintained. (HY01 Amended)
9. The car parking indicated on the approved plans shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the each dwelling/part of the site to which it relates being occupied and thereafter maintained at all times. (CAR1 Amended).
10. Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

- 1 & 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 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.
4. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.
5. To ensure adequate off-street car parking provision for the adjacent Seedfield football pitches, in the interests of road safety.

6. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.
7. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
8. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and/or to allow adequate space to maintain a vehicle clear of the highway in the interests of pedestrian safety.
9. To ensure adequate off-street car parking provision in the interests of road safety.
10. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Place Department regarding the specification for and implementation of the required highway works and implementation of any required traffic regulation orders. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The applicant's attention is drawn to the need to complete a Section 38 Agreement under the Highways Act 1980, and a Section 104 Agreement under the Water Industry Act 1991, regarding the future adoption of the proposed roads and sewers. (N008 Amended)
3. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing. (N019)
4. It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder. (N021)
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 and the specification for the proposed refuse collection facility at the interface with the adopted highway. (N024 Amended)

Date: 20 June 2025

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY