

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/312

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67400

Location: Hollins House Farm, 247 Hollins Lane, Bury, BL9 8AS

Development: Demolition of existing two storey barn to be replaced with 1 No. dwelling; Conversion of existing single storey barn to form 1 No. dwelling

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, to a scope to be agreed, of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development, works to the site access and boundary and as a result of statutory undertakers connections to the site;
 - Access point and route for demolition and construction traffic from the adopted highway;
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
 - Parking on site of operatives' and construction vehicles together with storage on site of demolition and construction materials, including any requisite phasing of the development to accommodate this;
 - If proposed, site hoardings/gate positions clear of the existing shared access/Public Footpath No. 91, Bury, including the provision, where necessary, of temporary pedestrian facilities/protection measures;
 - Measures to ensure that all mud and other loose materials are not 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods.

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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. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:

- Alteration of the existing vehicular and pedestrian site access arrangements and widening of the existing unadopted access/Public Footpath No. 91, Bury, onto Hollins Lane to a scope and specification to be agreed, incorporating the provision of the new section of footway as shown, pedestrian connection to the site and associated works at the existing gate/steps to enable access to the proposed bin storage area, new kerb radii, dropped pedestrian crossing point, demarcation of the revised limits of the adopted highway, relocation/replacement of the affected public right of way pole and direction sign and all associated highway and highway drainage remedial works required as a result of the development;
- Scheme of surface water drainage works/hardstanding materials to ensure that surface water will not be discharged from the site, increased hardstanding areas and widened access onto the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being first occupied.

3. The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. 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 development hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended)
5. The bin storage arrangements and hardstanding area to be used for the storage of bins on collection day indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being first occupied and thereafter be maintained available for use at all times.

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Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition and construction periods and ensure that the adopted highways are kept free of deposited material from the demolition/ground works operations, in the interests of highway safety.
2. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and ensure that the turning facilities are not obstructed by parked vehicles.
4. To ensure adequate off street car parking provision in the interests of road safety.
5. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N011 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No. 91, Bury, which abuts and forms the new access to the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
3. 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)
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)

Date: 04 November 2020

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY