

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/145

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67953

Location: 24 Brookfield, Prestwich, Manchester, M25 1EL

Development: Demolition of existing link detached dwelling and erection of 2 No. semi-detached 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:
 - Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition works, construction of the development/boundary treatment and as a result of any statutory undertakers connections to the new dwellings;
 - Access routes for demolition/construction traffic from the adopted highway;
 - Site hoardings (if proposed) clear of the adopted highway;
 - Hours of operation, confirmation of demolition, delivery and construction vehicle sizes that can be accommodated on the residential estate roads that serve the site and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
 - Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/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 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods.

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The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/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 development hereby approved shall not be first occupied unless and until the access, car parking and driveway alterations and bin storage arrangements shown indicatively on approved plan reference 01_001_B Revision A, incorporating the reconstruction of the footway abutting the site to a scope and specification to be agreed, repositioned footway crossing to serve the shared access arrangements, provision of edgings at the back of the footway to demarcate the limits of the adopted highway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works required to reinstate the highway to its former condition prior to commencement of the development, have been implemented to the satisfaction of the Local Planning Authority.

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 adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 17 August 2022 and supersedes my previous recommendation of 01 June 2022. (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 proposed accommodation and footway remedial works. The cost of the works will be the responsibility of the developer. (N011 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 Business Growth and Infrastructure detailing any proposed demolition works in connection with the proposed development. (N020)

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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: 22 August 2022

Signed: A Southgate

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY