

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/170

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70921

Location: Sheet Metal Works, 49 Bury Road, Radcliffe, Manchester,
M26 2UG

Development: Demolition of part of engineering workshop building
(Class E) and erection of workshop building for classic
car restoration (E1) in association with existing garage

RECOMMENDATION

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

1. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:
 - (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 construction of the development and as a result of any statutory undertakers connections to the site;
 - (2) Access route for all demolition/construction vehicles to the site from the Key Route Network;
 - (3) Access point/arrangements for demolition/construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent commercial premises and all temporary works required to facilitate access for demolition/construction vehicles;
 - (4) Hours of work for site preparation, delivery of materials and construction and number of vehicle movements;
 - (5) Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition/construction materials;
 - (6) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
 - (7) Details of the siting, height and maintenance of any security hoarding of the adopted highway and visibility splays at the junction of the existing site access with Bury Road that need to be retained;
 - (8) The provision, where necessary, of temporary pedestrian facilities/protection measures within the curtilage of the site;

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- (9) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
- (10) Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- (11) 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 control the emission of noise, dust and dirt during construction;
- (12) A scheme for recycling/disposing of waste resulting from construction works.

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. The pedestrian access improvements refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.
3. The car parking and servicing facilities indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
4. Bin storage arrangements shall be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

1. 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.
2. In the interests of pedestrian safety.
3. To ensure adequate off-street car parking provision and to minimise the standing and turning movements of vehicles on the highway, in the interests of road safety.
4. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

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Comments and Observations

1. 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)
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)
3. 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. (N024)

Date: 17 September 2024

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

HIGHWAYS ASPECTS ONLY