

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/384

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67830

Location: Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP

Development: Outline application for 1 No. dwelling

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively of the approved site plan, full details of the following highway aspects shall be submitted on a topographical survey of the site at first reserved matters application stage:
 - Position and level of the proposed dwelling relative to Holthouse Road;
 - Proposed means of access to the dwelling from Holthouse Road;
 - Parking provision in accordance with the standards in SPD 11
 - A minimum hardstanding of 5.5m measured from the highway boundary;
 - Replacement/retained parking facilities for the existing dwelling;
 - Provision within the curtilage of the site to enable vehicles to enter and leave the site in a forward gear;
 - Proposed porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;
 - Visibility splays measuring 2.4 metres by 33 metres provided at the junction of the proposed driveway with Holthouse Road, with no obstructions above the height of 0.6m within them;
 - Boundary details abutting the adopted highway clear of the above visibility splays, incorporating foundations that do not encroach under 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.

2. 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 construction of the development/boundary treatment and as a result of any statutory undertakers connections to the new dwelling;

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- Access point for construction traffic from the adopted highway;
- Site hoardings (if proposed) clear of the adopted highway;
- Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the residential estate roads leading to 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 construction vehicles together with storage on site of 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. 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.

Reasons

1. 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.
2. 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.

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 access alterations and all associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)
2. 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)

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Date: 21 March 2022

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY