

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/162

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70903

Location: Land at Pyramid Park, Market Street, Bury, BL9 0BG

Development: Land remediation works, construction of vehicular access road and footway from Market Street with associated infrastructure and structural works

RECOMMENDATION

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

1. 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 the Local Planning Authority:
 - (1) An 'Approval In Principle' (AIP) for all proposed works in the vicinity of the existing Market Street Bridge structure, incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;
 - (2) Formation of the proposed site access alterations and pedestrian improvements on Market Street to a scope and specification to be agreed, incorporating revised junction radii tying into the existing adopted footway, tactile paved crossing point, demarcation of the limits of the adopted highway, and all associated highway and highway drainage remedial works;
 - (3) Scheme of carriageway resurfacing works on Market Street in the vicinity of the revised junction to a scope and specification to be agreed;
 - (4) Provision of new give-way markings at the revised junction in a position to be agreed and all required additional new markings and alterations to existing road markings.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

2. 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;

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- (2) Access route for all construction vehicles to the site from the Key Route Network;
- (3) Access point/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian facilities on Market Street and all temporary works required to facilitate access for 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 on land within the applicant's control, together with storage on site or on land within the applicant's control of 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 clear of the adopted footway on Market Street;
- (8) The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
- (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/egressing 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. In the event that it is intended for the proposed access roads to be considered for adoption by the Council, 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 based survey of the site and adjacent adopted highways to the Local Planning Authority:
 - An 'Approval In Principle' (AIP) for all proposed retaining structures and vehicle containment measures that abut/are sited in close proximity to the proposed adopted highway, incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;

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- Formation of the proposed access road (including any necessary land filling operations and method of compaction), incorporating minimum carriageway and footway widths to be agreed;
- Provision of long sections and cross sections at positions to be agreed through the proposed estate roads and turning head to ensure that adoptable gradients will not exceed 1 in 14 for the purposes of adoption and incorporating a maximum 1 in 20 plateau at each junction within the development and at the interface with the adopted highway;
- Revised turning head details (or replacement junction) in the position shown indicatively on the approved plans, following the undertaking of a swept path analysis of appropriate refuse collection/delivery vehicles;
- Demarcation of the limits of adoption at all relevant locations;
- Provision of visibility splays and forward visibility envelopes appropriate for a design speed of 20mph at all internal junctions and bends in accordance with the standards in Manual for Streets with no obstructions above the height of 0.6m within them;
- Proposed planting/surfacing details and management/maintenance arrangements for all landscaped areas abutting the proposed adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

Reasons

1. 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.
2. 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.
3. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the future adopted highway, all in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 12 November 2024. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. 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)
4. 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)
5. 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)
6. It is brought to the attention of the applicant that if the proposed estate roads are not eligible for adoption by the Council, the applicant is advised that to discharge the relevant condition regarding future maintenance of the estate roads, the Local Planning Authority will details of a private management and maintenance company confirming funding, management and maintenance regimes.

Date: 10 December 2024

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

HIGHWAYS ASPECTS ONLY