

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/008

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67933

Location: Singleton Court, Bury Old Road, Prestwich, Manchester,
M25 8FX

Development: Conversion of existing lower ground floor garages to
4 No. flats

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 access in the event that subsequent remedial works are required following construction of the development;
 - Hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 - 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, including the retention of adequate parking facilities for existing residents of Singleton Court;
 - 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 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.

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2. The car parking alterations and pedestrian access improvements indicated on approved plan reference GGS20007.2 001C Revision 4, incorporating the clearance of all vegetation, laying of a new permeable asphalt surface (including the proposed parking space areas) and demarcation of 2.4m x 5.0m (minimum) spaces, shall implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained available for use at all times. (CAR1 Amended)

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 adequate off-street car parking provision in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 18 February 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 any highway remedial works that may be required as a result of the proposed development. The cost of any works will be the responsibility of the developer. (N011 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)

Date: 21 February 20212

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY