

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/054

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69361

Location: Spurr House, Pole Lane, Bury, BL9 8QL

Development: Conversion of short stay residential home (Use Class C2) to a Pupil Referral Unit (Use Class F1) for educational use; single storey extensions and associated landscaping, additional parking and external works

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans and in the submitted 'Highway Response', 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 (where appropriate) to the Local Planning Authority:
 - Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following as a direct result of the proposed development and conversion works;
 - Alteration of the vehicular access to the site from Pole Lane to a specification to be agreed, incorporating the identification of the existing kerb radii positions and extent of highway works proposed, new kerb radii and extension of the northerly footway on both side of the revised junction, 2.4m x 43m visibility splays at the junction with Pole Lane, provision of tactile paved pedestrians crossing points, demarcation of the limits of the adopted highway, measures to prevent the discharge of surface water from the enlarged car park onto the adopted highway and all associated highway and highway drainage remedial works.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority. The visibility splays shall be implemented to the satisfaction of the Local Planning Authority before the access and parking area is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

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2. The use hereby approved shall not be commenced unless and until a review of the need for any Traffic Regulation Orders in the vicinity of the site, with a view to introducing additional parking restrictions as appropriate, including, if required, all necessary road markings and signage, in addition to ensuring that existing parking restrictions remain in place and are refreshed accordingly. The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.
3. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the revised access and car park is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car and cycle parking indicated on the approved plans shall be surfaced, demarcated (as appropriate) and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times. (CAR2 Amended).

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.
4. To ensure good highway design in the interests of road safety and mitigate any overspill parking from the proposed facility.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
4. 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 and supporting information received by this Section on 11 May 2023. (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 required highway works and TRO review. The cost of the physical and legal works will be the responsibility of the developer. (N004 Amended)

Date: 12 May 2023

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