

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/213

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67993

Location: Britannia Mill, Samuel Street, Bury, BL9 6PG

Development: Demolition of existing industrial unit and erection of replacement industrial unit; Widening of access with height restriction gantry and sliding gates

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively on the approved plan reference A3568-PL09, 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, and agreed with, the Local Planning Authority:
 - Measures to ensure that adequate levels of visibility are provided at the back of the Samuel Street footway to ensure that emerging vehicles can see and be seen by pedestrians on the adjacent footway;
 - Formation of the proposed accesses alterations/footway works on Samuel Street to an industrial specification to be agreed, incorporating the removal of part of the boundary wall shown/further extents required to comply with the above, a height restriction barrier of a height that restricts delivery/service vehicles to 'Transit van' sized vehicles with foundations that do not extend under/adversely affect the existing adopted highway, segregated pedestrian facility with inward opening gate, demarcation of the limits of the adopted highway and all associated highway and remedial works required as a result of the proposed development;
 - Scheme of surface water drainage works if required to supplement the permeable tarmac hardstanding material proposed and to ensure that surface water will not be discharged from the site onto 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 with all highway works completed prior to the development hereby approved being occupied/brought into use.

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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, works to the site boundary and as a result of statutory undertakers connections to the site;
 - Access point(s) for construction traffic from the adopted highway at and all temporary works required to facilitate access for ground works/construction vehicles;
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
 - Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
 - If proposed, site hoarding/gate positions clear of the adequate visibility splays at the junction of the site access with Samuel Street, including the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
 - 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 turning/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 brought into use.

3. The car parking indicated on the approved plans, incorporating the 'elongated' spaces shown in order to facilitate 'Transit van' sized vehicles, shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended)

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4. The turning facilities indicated on the approved plans shall be provided and demarcated before the development 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)
5. The bin storage arrangements indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development hereby approved is brought into use and thereafter be maintained available for use at all times.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure that adequate consideration is given to the size of service vehicles accessing the site 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 demolition/construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition and construction periods and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
3. To ensure adequate off street car parking provision is available for use, in the interests of road safety.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and ensure that the turning facilities are not obstructed by parked vehicles.
5. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 06 May 2022. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N011 Amended)
3. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary walls under the adjacent adopted highway.

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4. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)

Date: 25 May 2022

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

HIGHWAYS ASPECTS ONLY