

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/219

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68608

Location: Land adjacent to 391 Whalley Road, Shuttleworth,
Ramsbottom, Bury, BL0 0ER

Development: Demolition of existing garages and Erection of 2 No.
semi-detached dwellings with associated parking;
Additional off street parking for residents of Whalley Road

RECOMMENDATION

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

1. The five car parking spaces not within the curtilage of the proposed houses, indicated on the approved site plan and being provided in lieu of the existing garages/parking currently available on the site to local residents, shall be surfaced, demarcated and made permanently available for (local residents) parking prior to the first occupation of the proposed dwellings.
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, formation of the pedestrian accesses through the boundary stone wall and as a result of any statutory undertakers connections to the new dwellings;
 - Access point for demolition and construction traffic from the adopted highway;
 - Site hoardings (if proposed) clear of the adopted highway and the visibility splay indicated on the approved plans;
 - Hours of operation 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 demolition/construction materials, including any requisite phasing of the development to accommodate this;

Cont/.....

- 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.

3. The development hereby approved shall not be first occupied unless and until the pedestrian and vehicular access alterations and bin storage arrangements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained.
4. The turning facilities indicated on the approved plans shall be provided before the development, other than the demolition of the existing buildings, is commenced and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. The car parking indicated on indicated on the approved plans 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 occupied and thereafter maintained at all times. (CAR1 Amended)

Reasons

1. In order to provide off-road parking for local residents in the interests of highway safety pursuant to UDP Policy HT2/4 Car Parking and New Development.
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.
3. To ensure good highway design and secure satisfactory pedestrian and vehicular access to the development, in the interests of highway safety.
4. To minimise the standing and turning movements of vehicles on Caltha Street, in the interests of road safety.

Cont/.....

5. To ensure adequate off-street car parking arrangements and provision in the interest of road safety.

Comments and Observations

1. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
2. The applicant's attention is drawn to the existence of Public Right of Way No. 110, Ramsbottom, which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
3. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)
4. 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: 03 November 2022

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

HIGHWAYS ASPECTS ONLY