

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 21/380

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 67808

Location: Land adjacent to 6 Bentley Lane, Bury, BL9 6RZ

Development: Application for reserved matters approval (access, appearance, landscaping, layout and scale) for the erection of 3 No. dwellings and associated works

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**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 in the event that subsequent remedial works are required following construction of the development and as a result of any statutory undertakers connections to the site/new dwellings;
  - Access point(s) for construction traffic from the adopted highway;
  - Proposed site hoardings (if proposed);
  - 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;
  - 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;
  - 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.

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2. The development hereby approved shall not be first occupied unless and until the footway improvements and bin storage arrangements indicated on approved plan reference 21.2513.2 Revision D, incorporating the construction of the footway to a specification to be agreed, all associated accommodation works required to tie the new footway into the existing arrangements on Bentley Lane, demarcation of the limits of the adopted highway as a result of the highway works and hardstanding abutting the adopted highway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented to the written satisfaction of the Local Planning Authority.
3. There shall be no direct means of vehicular access between the site and Bentley Lane. (HY09 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 good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
3. To ensure good highway design in the interests of road safety.

### **Comments and Observations**

1. This recommendation relates to the revised plan received by this Section on 01 April 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 proposed access alterations and associated remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)
3. 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. (N020)
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: 21 April 2022

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

**HIGHWAYS ASPECTS ONLY**