

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/198

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68884

Location: Land between 2 Ferngrove House, Rochdale Old Road & Woodgate Hill Road, Bury, BL9 7LS

Development: Erection of 5 No. new dwellings

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, 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 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 construction of and statutory undertakes connections to the proposed development.
 - Formation of the revised junction arrangements at Woodgate Hill Road/Rochdale Old Road to a specification to be agreed, incorporating a swept path analysis of the junction by all large vehicles that utilise the route, the provision of a tactile paved pedestrian crossing point in a position to be agreed at the junction, provision of a 2.0m wide footway and extended limits of adopted highway between Rochdale Old Road and the pedestrian access point to Plots 4 & 5, revised footway/new 0.9m (maximum) height wall alignment/position at the interface with Rochdale Old Road and in the vicinity of Plots 3 & 4, demarcation of the new limits of the adopted highway, measures to prevent the discharge of water from the proposed private shared access onto the adopted highway and all associated alterations to road markings and highway/highway drainage remedial works.
 - Formation of the widened footway crossing onto Ferngrove to a specification and limits to be agreed, incorporating all associated boundary treatment alterations, measures to prevent the discharge of water from the proposed private shared access onto the adopted highway and highway remedial works.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

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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 for each phase of the development and shall confirm/provide the following:
 - Access route for construction traffic from the highway network;
 - Hours of operation and number of vehicle movements;
 - Access point(s) for construction traffic and all temporary works required to facilitate access for ground works/construction vehicles,
 - If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adopted highway;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 - A scheme of appropriate warning/construction traffic warning signage in the vicinity of the site and its access(es) onto the adopted highway;
 - Confirmation of hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
 - 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.

3. The visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied/accesses brought into use and subsequently maintained free of obstruction above the height of 0.9m. (HY06 Amended)
4. The vehicular and pedestrian access arrangements within the curtilage of the site indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is brought into use. (HY08 Amended)
5. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided 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)

6. The car parking 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 dwellings to they relate hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).
7. Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' to the satisfaction of the Local Planning Authority prior to first occupation and shall thereafter be maintained.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations.
3. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety
4. To ensure good highway design in the interests of road and pedestrian safety
5. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
6. To ensure adequate off street car parking provision in the interests of road safety.
7. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 27 March 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. The cost of the works will be the responsibility of the developer. (N004 Amended)

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3. The applicant's attention is drawn to the need to enter into a Section 278/38 Agreement under the Highways Act 1980 in respect of the works to be carried out on the highway in connection with the proposed development. (N031)
4. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing. (N019)
5. 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. (N021)
6. 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: 31 March 2023

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

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