

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/064

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71596

Location: Land to south of Deardens Street, Bury

Development: Variation of condition No. 2 following approval of planning permission 66396 - to lower the height of the overall building and change the internal layout

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 on a topographical survey base of the provision of a footway around the Dearden Streets turning head, proposed 2.0m high timber fenced bin collection point incorporating foundations that do not encroach onto/under the adjacent adopted highway and all associated remedial works at the interface with the existing adopted highways, including all boundary fence alterations/removal, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented prior to occupation of the development hereby approved.
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 leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
 - Access route for all construction vehicles to the site from the Key Route Network;
 - Access point/arrangements for construction traffic from Deardens Street, all temporary works required to facilitate access for construction vehicles and retain access for existing residents;
 - If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Deardens Street;

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- Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on/enter and leave Deardens Street in a forward gear and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site/Deardens Street 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 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.

4. The turning facilities indicated on the approved plans shall be provided before the development is brought into use and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. 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 development hereby approved being brought into use. (CAR1 Amended)

Reasons

1. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety.
3. To ensure that the adopted highways are kept free of deposited material from the ground works operations.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
5. To ensure adequate off street car parking provision in the interests of road safety.

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Comments and Observations

1. This recommendation relates to revised plans received by this Section on 25 June 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of the works required on or at the interface with the adopted highway. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. 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)
4. The applicant's attention is drawn to the existence of the adopted footpath that abuts the site that connects Deardens Street to Deardens Fold. No development should take place which affects the adopted highway in the absence of an appropriate closure or diversion order. (N010 Amended)

Date: 25 June 2025

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

HIGHWAYS ASPECTS ONLY