

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/351

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67596

Location: Fernhill Caravan Site, Every Street, Bury, BL9 5BE

Development: Demolition of 17 No. existing Gypsy and Traveller pitches, amenity blocks and management blocks for the proposed redevelopment of the site to provide 12 No. permanent Gypsy and Traveller pitches including new amenity buildings and management block

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 unadopted 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 development;
 - Access point(s) for demolition/construction traffic from Every Street;
 - Proposed site hoardings (if proposed) clear of the visibility splays indicated on approved site plan reference 19144-101 Revision G;
 - 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 under 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;
 - 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.

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The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials. All remedial works to the unadopted Every Street 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 first occupied/brought into use.

2. The development hereby approved shall not be first occupied/brought into use unless and until the pedestrian and vehicular access improvements and bin storage arrangements indicated on approved plan reference 19144-101 Revision G, incorporating the provision of a sliding gate set back from Every Street and new access and hardstandings in porous/permeable materials and/or measures to prevent the discharge of surface water onto Every Street, have been implemented in full to the written satisfaction of the Local Planning Authority.
3. The visibility splays indicated on approved plan reference 19144-101 Revision G shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied/brought into use and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
4. The turning facilities indicated on approved plan reference 19144-101 Revision G shall be provided before the development hereby approved is first occupied/brought into use and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. The car parking indicated on approved plan reference 19144-101 Revision G shall be made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being first occupied/brought into use and thereafter maintained available for use at all times. (CAR1 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 the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

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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.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 29 & 30 November 2021. (N025 Amended)
2. The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Business Growth and Infrastructure detailing any proposed demolition works in connection with the proposed development. (N020)
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)

Date: 01 December 2021

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

Head of Engineering

HIGHWAYS ASPECTS ONLY