

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/320

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67553

Location: Land adjacent 2 Tanners Street, Ramsbottom, BL0 9ES

Development: Erection of one dwelling with associated garage, parking/manoeuvring space and garden curtilage, to be accessed via Tanners Street

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 survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:
 - Formation of the proposed site access onto Tanners Street to a specification to be agreed, incorporating the removal of the existing boundary wall, provision of a section of footway and footway crossing, demarcation of the revised limits of the adopted highway and all associated highway and highway drainage remedial works required as a result of the development;
 - Scheme of surface water drainage works/hardstanding materials to ensure that surface water will not be discharged from the site onto the adjacent adopted highway;
 - Foundation details for the new boundary wall abutting the revised limits of adoption on Tanners Street confirming no encroachment under the adjacent future adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being occupied.

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, works to the site boundary and as a result of statutory undertakers connections to the new dwelling;

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- Access point(s) for construction traffic from the adopted highway and all traffic management and temporary works required to facilitate access for ground works/construction vehicles;
- 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 within 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;
- If proposed, site hoarding/gate positions clear of adequate visibility splays at the junction of the site access with Tanners Street;
- 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. 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 brought into use.

3. The car parking facilities indicated on the approved plans shall be surfaced 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)
4. The turning facilities indicated on the approved plans shall be provided before the development is first occupied/access and parking facilities are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. The visibility splays indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is first occupied and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
6. The bin storage arrangements indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development hereby approved is first occupied and thereafter be maintained available for use at all times.

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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, in the interests of highway safety.
2. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, 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 adequate off street car parking provision is available for use, in the interests of road safety.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and ensure that the turning facilities are not obstructed by parked vehicles.
5. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
6. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 18 February 2022. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway 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. (N021)

Date: 23 March 2022

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY