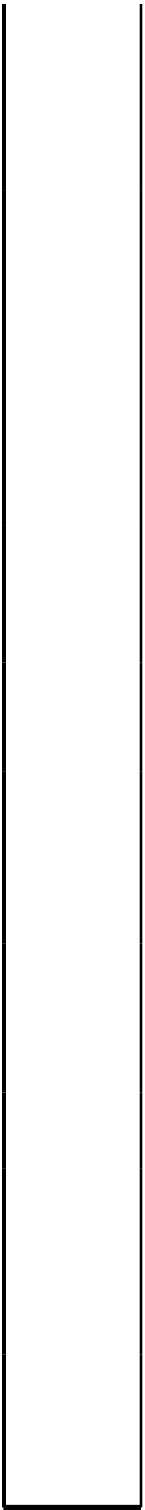


Bevis Green
Application 1

Condition Ref.
24



Works, Mill Road, Bury, BL9 6RE

Number:- 63533

Condition Details
Notwithstanding the details indicated on approved plan reference 456/P/PL/02 Revision E, no development shall c details of the following have been submitted on a topographical based survey of the site and adjacent adopted hig and approved in writing by the Local Planning Authority:
A review of existing pedestrian facilities at the Walmersley Road/ Walmersley Old Road/Springside Road signalise for providing a subsequent scheme of improvements to improve facilities for users across all arms of the junction, agreed;
In connection with the above, a review of existing signal timings to explore the potential for providing a full pedes conditions for pedestrians;
Alteration of the existing site access onto, and works abutting, Walmersley Old Road, incorporating the widening & footways minimum of 2.0m in width including all accommodation works required at tying in points, level/1 in 40 p adopted highway, reinstatement of all redundant accesses, demarcation of the limits of the adopted highway and highway drainage remedial works required as a result of the construction of, and statutory undertakers connection

Formation of the secondary emergency access onto Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury, to set to a specification and length to be agreed, incorporating removable and fixed bollards (number and positions to be proposed estate road and the Public Right of Way and all associated highway and highway drainage remedial works

Reconstruction of and modifications to the existing alignment of the unadopted section of Mill Road/Byway Open to scope, specification and in materials to be agreed, in order to upgrade the route as indicated, incorporating the reconstruction/provision of 2.0m minimum wide footways where indicated, level/1 in 40 plateau at the junction or reinstatement of all redundant accesses, works to form a junction with Lumn Street, demarcation of the limits of the associated highway and highway drainage remedial works required as a result of the construction of, and statutory proposed development;

Proposed scheme of works of a scope and specification to be agreed at the interface with the retained section of E No. 20, Bury leading to Mather Road, to the east of the driveway serving Plot 267;

Proposed scheme of works to improve the surface and line of Public Footpath No. 13, Bury, that crosses the site at 4.0m in width in accordance with the previously approved diversion order;

Formation of all pedestrian connections indicated onto the existing adopted highway and Public Rights of Way abutting

Proposals for the introduction of waiting restrictions to scope to be agreed at the at the junctions of the proposed Walmersley Old Road, including all necessary road markings and signage;

Provision of a street lighting assessment for (and, where necessary, a scheme of improvements) the proposed residential of Walmersley Old Road and of Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury, abutting the site;

Foundation details for all boundary walls/fences abutting the existing/future adopted highway;

White lining scheme for the proposed junctions onto the existing adopted highway;

An Approval in Principle for the any retaining structures located adjacent to the adopted highway, incorporating full drainage details, calculations and a detailed construction method statement. The details subsequently approved as a programme

Responsibility	Summary /Comments	Date of Issue
N/A		
SCP	We prepared a Technical Note, dated 24th March 2020, where it was concluded that improved pedestrian crossing facilities at the A56 Walmersley Road / Walmersley Old Road / Springside Road signalised junction should not be required for the development given that they are not 'necessary' or 'directly related to the development', when having regard to the enviable accident record, the existing crossings/facilities provided and given that the development is unlikely to create an additional crossing demand due to the location of local facilities and when considering the pedestrian desire routes. Similarly, the significant costs to the developer associated with improved crossing facilities are not 'related in scale' when considering the likely additional pedestrian demand from the development which is anticipated to be very low.	
SCP		
SCP	Details and specifications such as 2.0m wide footways (minimum), tying in points, demarcation of the limits of the adopted highway and all highway works and proposed drainage are contained in the design package. 2D and 3D design are shown in the General Arrangement, Contour plan, longsections and cross sections. It also has annotation for horizontal and vertical elements of carriageways, kerbs and footways. One particular design feature differs from the condition statement is the level/1 in 40 plateau at the junction onto the adopted highway. Due to the level and slope of the existing internal road and ground, the 1 in 40 gradient over a length of 15m could not be met without requiring cut into and reconstruction of an existing road.	

Barratt		
SCP	Details and specifications for the modification works to Mill Road can be seen in the design package. Footway slopes and tie-in levels were restricted by existing private pedestrian accesses. New kerbs are proposed to get the junction with Lumn Street up to standard, but most of the carriageway is to be maintained if possible. For more information on kerbing and pavement layers, see the 'Standard Details' drawing included in the package.	
Barratt/SCP		
Barratt		
Barratt		
Barratt		
SCP	The Street lighting design for the Sections of Walmersley Old Road and of Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury, abutting the site is shown and specified in drawing No: 21500-D-01.	
Barratt		
SCP	Road Marking details are depicted and described in drawing no: SCP-200226-1200-001. Marking are displayed in plan, with an accompanying Road marking material and thickness to be in accordance with BS EN 1436.	
Barratt		

Bevis Green
Application 1

Condition
Ref.

25

Condition Details
Notwithstanding the details indicated on approved plan reference 456/P/PL/02 Revision E, in the event that it is in roads and/or improved section of Mill Road to be put forward for adoption, no development shall commence unless the following have been submitted on a topographical based survey of the site and adjacent adopted highways (where required) in writing by the Local Planning Authority:
Proposed internal road layout to a specification and materials to be agreed and to current adoption standards, including footways throughout the development and a 6.5m minimum carriageway width on the section of estate road between Plot 90 and at the bends adjacent to Plots 90/91 and 95;
Revised turning head position relative to the easterly limits of adoption on Mill Road;
In the event that retaining structures are required adjacent to the future adopted highway, an 'Approval In Principle' statement, incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a method statement;
A scheme of 20mph traffic calming measures on the proposed internal roads and
white lining scheme to a scope and specification to be agreed including details of proposed materials, road marking and signage.
Undertaking of a review of/safety audit for the need to provide vehicle containment measures to the east of the open watercourse.
The details subsequently approved shall be implemented to an agreed programme.

Responsibility	Summary /Comments	Date of Issue
N/A		
Barratt		
Barratt		
Barratt		
Barratt		
Barratt		
SCP	A Road Restraint System Risk Assessment was undertaken to determine the risks regarding the road abutting the proposed open watercourse. Please see attached Report (Walmersley Old Road RRS Assessment Report Rev 0) for details.	
Barratt		

Bevis Green
Application 1

Condition Ref.

25

Condition Details
Notwithstanding the details indicated on approved plan reference 456/P/PL/02 Revision E, in the event that it is in roads and/or improved section of Mill Road to be put forward for adoption, no development shall commence unless the following have been submitted on a topographical based survey of the site and adjacent adopted highways (where required) in writing by the Local Planning Authority:
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Revised turning head position relative to the easterly limits of adoption on Mill Road;
In the event that retaining structures are required adjacent to the future adopted highway, an 'Approval In Principle' statement, incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a method statement;
A scheme of 20mph traffic calming measures on the proposed internal roads and
white lining scheme to a scope and specification to be agreed including details of proposed materials, road marking and signage.
Undertaking of a review of/safety audit for the need to provide vehicle containment measures to the east of the open watercourse.
The details subsequently approved shall be implemented to an agreed programme.

Responsibility	Summary /Comments	Date of Issue
N/A		
Barratt		
Barratt		
Barratt		
Barratt		
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SCP	A Road Restraint System Risk Assessment was undertaken to determine the risks regarding the road abutting the proposed open watercourse. Please see attached Report (Walmersley Old Road RRS Assessment Report Rev 0) for details.	
Barratt		

Bevis Green
Application 1

Condition Ref.
29

Works, Mill Road, Bury, BL9 6RE

Number:- 63533

Condition Details
In the event that the estate roads are not adopted, details of the proposed arrangements for future management of estate roads within the development shall be submitted to and approved by the Local Planning Authority prior to completion of the development. The roads shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a dedicated maintenance company has been established.

Responsibility	Summary /Comments	Date of Issue
Barratt		