

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/185

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68474

Location: Land adjacent to 73 Higher Lane, Whitefield, M45 7EZ

Development: Erection of 1 No. detached dwelling

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 footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development/boundary wall alterations and as a result of any statutory undertakers connections to the new dwelling;
 - Access route from the Key Route Network and access point for construction traffic from the adopted highway and all temporary footway/boundary wall removal 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 adjacent classified road;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Higher Lane;
 - 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.

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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.

2. The development hereby approved shall not be first occupied unless and until the access, car parking, boundary wall alterations and bin storage arrangements indicated on approved plan reference 3433:20 Revision J, incorporating the provision of a footway crossing and edgings at the back of the footway to demarcate the limits of the adopted highway in positions to be agreed with the Highway Authority in order to tie into the adjacent access, splayed boundary wall with foundations that do not encroach under the adjacent adopted highway, accommodation works in front of the proposed new boundary walls, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.
3. The turning facilities indicated on approved plan reference 3433:20 Revision J shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 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 adequate off-street car parking and maintain the integrity of the adopted highway, in the interests of highway safety.
3. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 29 November 2022. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed footway crossing and associated highway remedial works. The cost of the works will be the responsibility of the developer. (N011 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)

Date: 06 December 2022

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

HIGHWAYS ASPECTS ONLY