

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 20/304

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66017

Location: Former Peel Health Centre, Angouleme Way/Market Street, Bury, BL9 0BT

Development: Erection of timber hoarding for a temporary period of two years

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 the applicant has applied for the necessary permit for the proposed timber hoarding that immediately abuts the adopted highway. The application shall incorporate full details of the following and, where appropriate, be submitted on a topographical survey of the site and adjacent adopted highways:
 - Photographical dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following erection of the site hoarding and works to the site boundary;
 - Confirmation that the hoarding will be a minimum of 2.5 metres in height, incorporate inward opening gates and have a smooth finish with no protruding parts;
 - Hoarding support and foundation details confirming that no encroachment of the adopted highway will occur and that the structure, through the form of an appropriate assessment, will be able to withstand high winds and will be regularly inspected by the applicant/appropriate nominated contractor;
 - Should the erection of the site hoarding/application of the associated vinyl banner sign affect/obstruct the abutting footways, alternative provision made for pedestrian and vehicular traffic in accordance with Chapter 8 of the Traffic Signs Manual.

The approved details shall be adhered to throughout the consented period. All highway remedial works identified as a result of the dilapidation survey both as a result of the erection of the hoarding and its subsequent removal shall be implemented to a programme to be agreed and to the written satisfaction of the Local Planning Authority.

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2. The visibility splay/forward visibility envelope indicated on approved plan reference BURY-ATK-HGN-PEEL-DR-D-001 Revision P1 shall be implemented to the written satisfaction of the Local Planning Authority and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)

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 ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the required hoarding permit application and specification for, and implementation of, any required highway remedial works. The cost of the application and works will be the responsibility of the applicant. (N011 Amended)
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the hoarding under the adjacent adopted highway.
3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001 Amended)

Date: 04 November 2020

Signed:

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

Head of Engineering

HIGHWAYS ASPECTS ONLY