

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/202

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70993

Location: Warth Industrial Park, Warth Road, Bury, BL9 9NB

Development: Demolition of existing class B2/B8 industrial buildings and class E(g) offices; Recladding and refurbishment of retained class B2/B8 industrial buildings and change of use of retained Class E(g) and Sui Generis to Class B2/B8

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

1. Notwithstanding the details shown indicatively 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:
 - (1) Revised 'new gate' arrangements to ensure the that they open inwards into the site and are positioned with the same set back from the adopted highway as the existing gates;
 - (2) Alterations to the proposed main site access to a scope and specification to be agreed, incorporating revised junction radii, provision of tactile paved crossing points in a position to be agreed within the limits of the adopted highway, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works, including all necessary remedial works to the existing concrete industrial access;
 - (3) Reinstatement of the redundant 'tertiary' site access to adjacent footway levels to a scope and specification to be agreed, incorporating the demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works;
 - (4) Signage scheme for the proposed secondary emergency gated site access to be retained, to a scope and specification to be agreed;
 - (5) Provision of new give-way markings at the revised junction and all required alterations to existing road markings.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

2. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:

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- (1) Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition works and construction of the development;
- (2) Access route for all demolition/construction vehicles to the site from the Key Route Network;
- (3) Access point/arrangements for demolition/construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to adjacent residential properties and all temporary works required to facilitate access for demolition/construction vehicles;
- (4) Hours of work for site preparation, delivery of materials and construction and number of vehicle movements;
- (5) Arrangements for the parking of vehicles for site operatives and visitors on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition/construction materials;
- (6) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
- (7) The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
- (8) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
- (9) Arrangements for the provision of wheel washing facilities for vehicles accessing the site;
- (10) 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 control the emission of noise, dust and dirt during construction;
- (11) A scheme for recycling/disposing of waste resulting from construction works; and
- (12) A strategy to inform neighbouring occupiers (which as a minimum, shall include those adjoining the site boundaries) of the timing and duration of any demolition operations, and contact details for the site operator during this period.

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.

3. The proposed internal vehicular and pedestrian access alterations, 'shared area' hardstanding and various turning/shared service yard facilities indicated on the approved plans shall be provided before the areas of the development to which they relate 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)

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4. The car and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
5. The refuse storage and access arrangements to be provided within the curtilage of the site shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations.
3. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
4. To ensure adequate off-street car parking provision in the interests of road safety.
5. To ensure that adequate bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 14 November 2024. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 15 November 2024

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

HIGHWAYS ASPECTS ONLY