

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/281

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67342

Location: Former Ainsworth Nursing Home, Knowsley Road,
Ainsworth, Bolton, BL2 5PT

Development: Erection of two dwellings and associated access, parking
and landscaping, provision of landscape buffer; Change
of use and refurbishment of Gate House within the
curtilage of the former Ainsworth Nursing Home

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 unadopted section of Knowsley Road classified as Public Footpath No.42, Christ Church, Radcliffe that serves the site in the event that subsequent remedial works are required following construction of the development;
 - Proposed site hoardings and gates positions (if proposed);
 - Hours of operation, confirmation of delivery & construction vehicle sizes that can be accommodated on the residential estate roads and Public Right of Way leading to the site and number of vehicle movements;
 - Parking on site of operatives' vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
 - Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way and 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 demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials.

Cont/.....

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. Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwelling hereby approved and shall thereafter be maintained at all times.
3. The car parking and turning facilities for both plots indicated on the approved plans shall be surfaced and made available for use prior to first occupation of the dwelling to which they relate hereby approved and thereafter maintained available for use at all times. (CAR1 Amended)

Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the demolition and 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 demolition and construction periods and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.
3. To ensure adequate off street car parking provision and turning facilities in the interests of road safety pursuant to policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

Comments and Observations

1. This recommendation relates to the requirements of Greater Manchester Fire and Rescue Service detailed in previous responses to developments on this site. (N025 Amended)
2. The full details of a scheme of mitigation measures required by Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies should be discussed with the fire service. The details/measures should incorporate the installation of a residential sprinkler/misting system in the dwelling to current appropriate standards as conditioned, as well as ensure that the recognised Approved Document requirements for Fire Service access will be met:

Cont/.....

- Vehicular access for a fire appliance to within 45m of all points within the dwelling;
- The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
- As the access road is more than 20m long, a turning circle, hammerhead, or other turning point for fire appliances will be required;
- There should be a suitable fire hydrant within 165m of the dwelling.

The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwelling is first occupied and thereafter maintained at all times.

3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024)

Date: 13 October 2021

Signed:

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

Head of Engineering

HIGHWAYS ASPECTS ONLY