

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/061

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69388

Location: 13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN

Development: Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping

RECOMMENDATION

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

1. No development shall commence unless and until a dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following demolition and construction of, and statutory undertakers connection to, the development has been submitted to and agreed in writing with the Local Planning Authority. 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. No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
 - Formation of the proposed bus lay-by and associated alterations to the road alignment and footway on Dale Street (shown indicatively on submitted plan reference 2923-XX-XX-DR-C-13 Revision P03) to a scope and specification to be agreed, incorporating carriageway, footway and lay-by widths to be determined, demarcation of the limits the adopted highway, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed, relocated tactile paved crossing point and all associated incorporating carriageway, footway and lay-by widths to be determined, demarcation of the limits the adopted highway, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed, relocated tactile paved crossing point and all associated highway and highway drainage remedial/accommodation works;

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- All external alterations to the adopted highway around the perimeter of the site and implementation of a hard and soft landscaping scheme to a scope and specification to be agreed, incorporating the demarcation of the limits the adopted highway, low retaining walls and planting areas, relocation/replacement of all affected street lighting columns and street furniture in positions to be agreed and all associated highway and highway drainage remedial works;
- Revised door arrangements to ensure compliance with the Highways Act 1980 and that no doors or fire escapes open out into the adopted highway around the perimeter of the proposed civic hub building and at the proposed bin store;
- Foundation details for the proposed building to ensure compliance with the Highways Act 1980 and that no encroachment under the adopted highway will occur.
- Proposals for the introduction of an on-highway coach/bus drop off facility on Dale Street and associated review of disabled parking bays and existing waiting, limited waiting and loading restrictions in the vicinity of the site on Dale Street/Deansgate and Stand Lane, including details of the measures proposed, all necessary modifications to road markings and signage and a timetable for implementation;
- Submission of staged road safety audits in accordance with national guidance.

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

3. No development, other than site clearance, demolition, remediation or ground works, shall commence unless and until the required stopping-up order has been secured.
4. The measures and facilities detailed in the approved 'Environmental Management Plan Revision A' shall implemented to the satisfaction of the Local Planning Authority and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of the both periods.
5. The forward visibility envelope indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
6. The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority.

Reasons

1. To maintain the integrity of the adopted highway, in the interests of highway safety.

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- 2 & 3. 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, all in the interests of highway safety.
4. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations.
5. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety
6. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 30 June 2023. (N025 Amended)
2. This development affects adopted highway. This planning decision does not authorise the closure of the adopted highway affected by the development. The applicant's attention is therefore drawn to the statutory procedures for obtaining a stopping-up/diversion order under Section 247 of the Town and Country Planning Act 1990 in order to authorise the removal ('stopping-up') of the affected highway and enable the development to be carried out in accordance with a valid and relevant planning permission. The Order will also provide for the provision of improved highways as long as these also form part of the planning permission (the replacement footway). Development affecting the highway should not be commenced until the statutory requirements have been complied with and the stopping-up order made. Enquiries regarding the necessary procedures should be made to the Department for Operations, 3 Knowsley Place, Duke Street, Bury BL9 0EJ. Telephone 0161 253 5788. (N002)
3. 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)
4. The applicant's attention is drawn to the need to complete a Section 278 (or similar substitute) Agreement under the Highways Act 1980 regarding the works affecting the existing adopted highway. (N008 Amended)
5. 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)

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6. 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 boundary fencing under the adjacent adopted highway
7. 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 Amended)

Date: 13 July 2023

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

HIGHWAYS ASPECTS ONLY