

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/221

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70951

Location: Land adjacent to 41 Bury Old Road, Ainsworth, Bolton,
BL2 5PF

Development: Demolition of existing garage/store to be replaced with
1 No. dwelling with attached garage

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 carriageway and footway that abuts the site in the event that subsequent remedial works are required following construction of the development;
 - Access point(s) for demolition/construction traffic from the highway;
 - Hours of operation and number of vehicle movements;
 - Proposed site hoardings (if proposed);
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site access;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
 - Parking on site (or on land under the applicant's control) of operatives' and demolition/construction 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 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 both periods.

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The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/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 occupied.

2. The proposed access and driveway alterations indicated on approved plan reference 04 Revision A, incorporating the provision of a footway crossing extension, foundations for the boundary wall alterations that do not encroach under the adjacent adopted highway, driveways/hardstandings/turning areas in porous/permeable materials and/or measures to prevent the discharge of surface water under the adjacent adopted highway and all associated highway remedial works required to reinstate the adjacent footway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied.
3. The car parking for the existing and proposed dwellings indicated on approved plan reference 04 Revision A shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).
4. The turning facilities for the existing and proposed dwellings indicated on approved plan reference 04 Revision A shall be provided prior to the dwelling hereby approved being 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 demolition/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 demolition/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. To ensure good highway design and maintain the integrity of the adopted highway.
3. To ensure adequate off street car parking provision in the interests of road safety.
4. To minimise the standing and turning movements of vehicles on the highway and private access road, in the interests of road safety.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 19 September 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 all works on the adjacent adopted highway. The cost of the works will be the responsibility of the developer. (N011 Amended)
3. The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Business Growth and Infrastructure detailing any proposed demolition works in connection with the proposed development. (N020)
4. 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: 25 September 2024

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

HIGHWAYS ASPECTS ONLY