

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/060

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69387

Location: Land off Arley Avenue, rear of 1 Copse Drive & 2 Spinney Drive, Bury, BL9 5HE

Development: Formation of car park and erection of boundary fence;
Provision of stairs/steps down to football field

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 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 widened site access onto Arley Avenue, incorporating the implementation of a scheme of highway works to the northerly footway a scope and specification to be agreed, a gate width and operation as well as boundary fence details to ensure adequate levels of visibility are provided at the back edge of the footway and access to all spaces is made available, demarcation of the limits of the adopted highway, relocation/replacement of the affected street lighting column and all associated highway and highway drainage remedial works;
 - Foundation details for the proposed gates and boundary fence to ensure that no encroachment under the adopted highway will occur;
 - Porous/permeable car park surfacing materials and/or measures to prevent the discharge of surface water onto the adopted highway;
 - Dimensioned car park layout incorporating appropriate aisle width and car parking space dimensions and an appropriate level of provision and associated markings for those who are disabled;
 - Provision of stairs/steps and accessible pedestrian access to Seedfield football pitches to meet appropriate standards/guidance in relation to the provision of these off-highway facilities.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority, with the car parking demarcated, surfaced and made available for use by officials and thereafter maintained at all times

Cont/.....

2. 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 footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development;
 - Access route for all construction vehicles to the site from the Key Route Network;
 - Access point/arrangements for construction traffic and all temporary works required to facilitate access for construction and delivery vehicles;
 - If proposed, details of site hoarding/gate positions;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 - Confirmation of hours of operation and number of vehicle movements;
 - Measures to control/manage delivery vehicle routing/manoeuvres;
 - Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
 - 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

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, maintain the integrity of the adopted highway and ensure adequate off-street car parking provision for the adjacent Seedfield football pitches, 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.

Cont/.....

Comments and Observations

1. 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)
2. 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)
3. 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/gates under the adjacent adopted highway.

Date: 19 June 2023

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

HIGHWAYS ASPECTS ONLY