

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/313

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70218

Location: Gateway House, Pilsworth Road, Bury, BL9 8RD

Development: Single storey extension of existing industrial unit (Class B2/B8) including recladding of the existing building roof to incorporate new rooflights and photovoltaic panels;
Externally will include storage tanks, extension to existing site access points, new service yard, additional cycle and car parking with electrical vehicle charging spaces with associated infrastructure and new external seating area

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 footways and carriageways leading to and abutting the junction of the site access with Pilsworth Road 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 taking into consideration the 7.5T weight restriction on Pilsworth Road;
 - Access point/arrangements for construction traffic from the unadopted site access road, taking into consideration the need to maintain safe pedestrian/vehicular access to the existing site and all temporary works required to facilitate access for demolition/construction vehicles;
 - If proposed, details of site hoarding/gate positions;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures;
 - A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Pilsworth Road;
 - Confirmation of hours of operation and number of vehicle movements;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle 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 clear of existing parking facilities;

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- 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.

2. The turning and servicing facilities indicated on the approved plans shall be retained/provided before the development hereby approved is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. The car 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).

Reasons

1. 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.
2. To minimise the standing and turning movements of vehicles on the site access road, in the interests of road safety
3. To ensure adequate off-street car parking provision in the interests of road safety.

Comments and Observations

The applicant's attention is drawn to the potential need to consult the Department of Operations regarding the specification for and implementation of the required highway works and implementation of any required traffic regulation orders. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 22 April 2024

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