

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/071

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70589

Location: Sunny Bank Primary School, Hathaway Road, Bury,
BL9 8EQ

Development: Demolition of existing temporary classrooms to the north
of the site; Side/rear extension to existing building
providing 3 new teaching areas

RECOMMENDATION

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

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:

1. Works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials);
2. A scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.
3. Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required following demolition works and construction of the development;
4. Access route for all construction vehicles to the site from the Key Route Network;
5. If proposed, details of site hoarding/gate positions;
6. The provision of temporary pedestrian facilities/protection measures within the site;
7. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
8. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the adjacent residential estate roads that serve the site and number of vehicle movements;
9. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle deliveries and manoeuvres;
10. Retention of existing parking facilities for staff and visitors to the school and parking on site or on land within the applicant's control of operatives' and vehicles, together with storage on site of construction materials;

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11. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the demolition works and 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 works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved. 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. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of 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 brought into use.

Reasons

To 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 construction period and that the adopted highways are kept free of deposited material from the ground works operations.

Comments and Observations

1. This recommendation relates to the comments from Sport England dated 04 April 2024 received by this Section on 01 May 2024. (N025 Amended)
2. The applicant's attention is drawn to the potential need to consult the Department of Operations regarding the specification for and implementation of any required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 02 May 2024

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

HIGHWAYS ASPECTS ONLY