

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/256

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70070

Location: Freisner Day Nursery, Earl Street, Prestwich, Manchester,
M25 1GQ

Development: Change of use from nursery building to 3 no. dwellings
with associated car parking & external works

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 site in the event that subsequent remedial works are required following construction of, and statutory undertakers connection to, the development;
 - Access route for demolition and construction vehicles from the Key Route Network;
 - Access point(s) to the site, including all temporary works and measures required to protect highway users and facilitate vehicular access;
 - Confirmation of demolition, delivery & construction vehicle sizes that can be accommodated on the residential estate roads leading to the site, number of vehicle movements and hours of operation;
 - If proposed, site hoarding/gate positions clear of appropriate visibility splays onto the adopted highway;
 - A scheme of appropriate warning/speed limit signage in the vicinity of the construction 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 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 ground work operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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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 the 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.

2. The use hereby approved shall not be commenced unless and until the pedestrian access improvements indicated on approved plan reference 14347 100 Revision E, incorporating all associated highway remedial works that may be required as a direct result of the proposed development to reinstate the adopted highway to the condition it was in prior to commencement of the development, have been implemented to the satisfaction of the Local Planning Authority.
3. The car parking and turning facilities indicated on approved plan reference 14347 100 Revision E shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times. (CAR1 Amended).
4. The turning facilities indicated on approved plan reference 14347 100 Revision E shall be provided before the use hereby approved commences and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. Bin storage arrangements shall be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' prior to the use hereby approved commencing and thereafter maintained at all times.

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 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.
3. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
5. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

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Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 22 November 2023. (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 any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. 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: 28 November 2023

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

HIGHWAYS ASPECTS ONLY