

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/182

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70976

Location: Burnt House Farm, Turton Road, Tottington, Bury,
BL8 3QF

Development: Erection of 1 No. detached dwelling to replace existing

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 Public Rights of Way abutting and forming the access to the site in the event that subsequent remedial works are required following construction of the development and as a result of any statutory undertakers connections to the new dwelling;
 - Access point for construction traffic from the adopted highway and measures to retain adequate levels of visibility at the Turton Road junction;
 - Site hoardings (if proposed) clear of the adjacent Public Rights of Way;
 - Hours of operation, confirmation of delivery and construction vehicle sizes that can be accommodated on the Public Rights of Way that serve the site and number of vehicle movements;
 - The provision, where necessary, of temporary pedestrian facilities/protection measures on the adjacent Public Rights of Way;
 - A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
 - Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of 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 Public Right of Way and 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.

Cont/.....

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. 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. Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwelling hereby approved and shall thereafter be maintained at all times.
3. The development hereby approved shall not be first occupied unless and until the car parking, driveway and pedestrian access arrangements shown clear of the adjacent Public Rights of Way on approved plan reference BHF-24-03-22 Revision C have been implemented to the satisfaction of the Local Planning Authority.

Reasons

1. To maintain the integrity of the adjacent Public Rights of Way and adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent highway network, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the Public Rights of Way and adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.
3. To ensure adequate off street car parking provision and to allow adequate space to maintain a vehicle clear of the adjacent Public Rights of Way, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Rights of Way (Public Footpath) No.'s 18 & 24, Tottington, that form the access to and about the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N003 Amended)

Cont/.....

2. The applicant must be made aware of the need to safeguard people using Public Rights of Way and that no Public Rights of Way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a Public Right of Way. If a temporary obstruction of Public Rights of Way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
3. The full details of a scheme of mitigation measures required by Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies should be discussed with the fire service. The details/measures should incorporate the installation of a residential sprinkler/misting system in the dwelling to current appropriate standards as conditioned, as well as ensure that the recognised Approved Document requirements for Fire Service access will be met:
 - Vehicular access for a fire appliance to within 45m of all points within the dwelling;
 - The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
 - As the access road is more than 20m long, a turning circle, hammerhead, or other turning point for fire appliances will be required;
 - There should be a suitable fire hydrant within 165m of the dwelling.

The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwelling is first occupied and thereafter maintained at all times.

4. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any highway remedial works that may be necessary as a result of the construction of the proposed development. The cost of the works will be the responsibility of the applicant. (N011 Amended)
5. 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: 15 August 2024

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

HIGHWAYS ASPECTS ONLY