

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/091

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70619

Location: Manchester Maccabi Community And Sports Club, Bury
Old Road, Prestwich, Manchester, M25 0EG

Development: Erection of 4 No. covered padel courts, 1 No. pickleball
court; ancillary kiosk; revised car parking layout and
installation of a cycling store

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:
 1. Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required following construction of the proposed development;
 2. Access route for all construction vehicles to the site from the Key Route Network and access position from the car park;
 3. If proposed, details of site hoarding/gate positions, taking into consideration the need to retain and maintain access to existing parking facilities;
 4. The provision, where necessary, of temporary pedestrian facilities/protection measures;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated at the site access and within on the car park and number of vehicle movements;
 7. 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;
 8. Parking on site or on land within the applicant's control of operatives' and vehicles, together with storage on site of construction materials;
 9. 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.

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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 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.

2. The proposed pedestrian route indicated on the approved plans shall be surfaced, demarcated (as appropriate) 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.
3. The car parking and turning facilities and covered cycle storage facilities indicated on the approved plans shall be surfaced, demarcated (as appropriate) 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. In the interests of pedestrian safety.
3. To ensure adequate off-street car parking, to allow adequate space to maintain a vehicle clear of the highway and ensure the intervisibility of the users of the site and the adjacent highways, in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 17 June 2024. (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)

Date: 02 July 2024

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

HIGHWAYS ASPECTS ONLY