

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/182

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68505

Location: Holly Mount Farm, Holly Mount Lane, Tottington, Bury,
BL8 4HP

Development: Demolition works and redevelopment for 5 No. new dwellings (4 new build, 1 barn conversion) with garages and two storey extension at side of existing farmhouse; associated landscaping; access 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 Holly Mount Lane (Public Footpath No. 26, Tottington) leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
 - Access point(s) for demolition/construction traffic from Holly Mount Lane (Public Footpath No. 26, Tottington) and all temporary works required to facilitate access for ground works/construction vehicles, including the provision (to basecourse level) of the passing places on Holly Mount Lane indicated on the approved plans (incorporating signage in accordance with Traffic Signs Regulations and General Directions 2016);
 - If proposed, details of site hoarding/gate positions clear of the visibility splays onto Holly Mount Lane (Public Footpath No. 26, Tottington) indicated on the approved plans;
 - 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;
 - Confirmation of hours of operation (taking into consideration school start and finish times), demolition, delivery & construction vehicle sizes that can be accommodated on the Public Right of Way that serves the site and number of vehicle movements;

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- 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 demolition/construction vehicles, together with storage on site of demolition/construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent Public Right of Way/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. 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 vehicular and pedestrian access arrangements, provision of the passing places on Holly Mount Lane/Public Footpath No. 26, Tottington (incorporating signage in accordance with Traffic Signs Regulations and General Directions 2016), turning facilities and bin storage/collection arrangements for the new dwellings within the curtilage of the site indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. The visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
4. The car parking for the new dwellings indicated on the approved plans, shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).
5. 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.

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Reasons

1. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
2. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
3. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
4. 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.
5. 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.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 10 November 2022. (N025 Amended)
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 applicant's attention is drawn to the existence of Public Right of Way No. No. 26, Tottington (Holly Mount Lane), which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
4. 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.

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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.

5. 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)
6. 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: 11 November 2022

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

HIGHWAYS ASPECTS ONLY