

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/016

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67625

Location: 121-131 Bell Lane, Bury, BL9 6BB

Development: Demolition of existing building and erection of 24 No. apartments and 1 No. retail unit with 23 No. car parking spaces

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
 - A scheme of footway and highway drainage remedial works along the southerly site boundary to a scope and specification to be agreed, incorporating the provision of a tactile paved crossing point across the northerly arm of the Bell Lane/Parsonage Street mini-roundabout, removal of redundant paved access routes to the existing building and all measures required to suit appropriate threshold levels and/or form level accesses into the two new retail unit doors;
 - Proposed building/boundary treatment foundations and surface water drainage arrangements for the building and car park to ensure that no encroachment under, or discharge onto, the adjacent adopted highway will occur;
 - Formation of the proposed car park to the easterly gable of the building, incorporating all associated boundary treatment alterations to form a barrier clear of the adopted highway to prevent vehicle encroachment of the adjacent footway and all associated highway remedial works.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

2. 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 for each phase of the development and shall confirm/provide the following:

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- 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 undertakes connections to, the proposed development;
- Access route for construction traffic from the highway network;
- Hours of operation and number of vehicle movements;
- Access point for construction traffic from the existing site access/northerly arm of the Bell Lane/Parsonage Street mini-roundabout and any temporary works required to facilitate access for ground works/construction vehicles,
- If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adopted highway;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
- A scheme of appropriate warning/construction traffic warning signage in the vicinity of the site and its access onto the adopted highway;
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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.

3. The vehicular and pedestrian access arrangements within the curtilage of the site indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is brought into use/first occupied. (HY08 Amended)
4. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the development is brought into use/first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
5. The car and cycle parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority shall be provided before the development is brought into use/first occupied and thereafter maintained at all times. (CAR1 Amended).

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6. Bin storage arrangements shall be provided within the curtilage of the development for both uses in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' to the satisfaction of the Local Planning Authority prior to first occupation and shall thereafter be maintained.

Reasons

1. 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.
2. 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.
3. To ensure good highway design in the interests of road and pedestrian safety
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
5. To ensure adequate off street car parking provision in the interests of road safety.
6. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 26 April 2023 and supersedes my previous recommendation of 02 February 2022. (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 the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the potential need to enter into a Section 278 Agreement under the Highways Act 1980 in respect of the works to be carried out on the highway in connection with the proposed development. (N031 Amended)
4. 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)

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5. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)
6. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway.

Date: 22 May 2023

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

HIGHWAYS ASPECTS ONLY