

Application Ref.	PA/2024/1719 – C-1960014
Location	Land Next To 32 Harrop Street, WORSLEY, MANCHESTER, M28 0NG
Proposal	Erection of 3 bedroom detached dwelling including associated external works, car parking and landscaping.
Consultee	Salford Highways Officer (DM)
Date	17/01/2025

Highway Comments:

The application is for the erection of a single dwelling house with landscaping, car parking, access and associated external works. The proposed dwelling is located at the end of a cul de sac (Harrop Street) on an area of undeveloped land between 32 and 43 Harrop Street. The proposed dwelling will have 3no. bedrooms all located on the first floor of the dwelling.

It is noted that the property is accessed from the end of Harrop Street and that the last 4m of the street are designed as a turning head and are not adopted. The applicant should ensure that they have the right to pass over this section of land with the relevant landowner.

The proposed property has space for 2no cars to be parked to the northeast of the development in a tandem arrangement, the spaces both measure circa 5m x 2.4m. The driveway road between the access point and the proposed dwelling is only circa 2.8m wide but would provide enough width for cars to drive down. The proposed parking would provide 200% car parking availability which would be an acceptable level for the proposed development of this size.

The Proposed Site Plan does not show any gates to be placed fronting the driveway. If the applicant is proposing to install gates they should be in the form of sliding gates, or gates that open inward so as not to block to access road to the front of the property.

As the site is quite constrained, we would suggest that a Construction Environment Management Plan is provided by the applicant to detail how construction will impact the surrounding highways during the construction period. The exact details of the condition can be secured by way of a condition.

It should be noted that the proposed location of the dwelling is on a section of private land and the applicant would require permission from the relevant land owner to develop this section of land.

Houses will be provided with a minimum of 3 x 240 Litre wheelie bins and where gardens are part of the property, 4 x 240 Litre wheelie bins. Any bins for the property should be dragged to the kerbside and removed as soon as possible after each delivery.

The bins for the new property should be ordered from the Council's Environmental Waste Services before the property is occupied.

Recommendations:

While the Local Highways Authority has no objection to the application due to the minor nature of the proposal and unlikelihood to have any effect on the local highway network.

In any respect we would recommend that the following condition is placed on any decision made by the Local Planning Authority:

Construction Environmental Management Plan (CEMP)

A Construction Environment Management Plan (CEMP) shall be submitted and agreed with the Local Planning Authority prior to commencement of the development hereby permitted. It should also include

comprehensive Traffic Management strategy where appropriate to ensure no increase in risk to pedestrians and road users during the construction Period.

The Construction Environment Management Plan (CEMP) should include but not necessarily be exclusive to the following:

- i) The times of construction activities on site which, unless agreed otherwise as part of the approved Statement, shall be limited to between 8am-6pm Monday to Friday and 9am-2pm Saturday only (no working on Sundays or Bank Holidays). Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside of agreed working times so long as they do not result in significant disturbance to neighbouring occupiers;
- ii) The spaces for and management of the parking of site operatives and visitors – Provide a plan showing parking arrangements;
- iii) The storage and management of plant and materials (including loading and unloading activities) - Provide a plan showing the storage location;
- iv) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing, where appropriate - Provide a plan showing appropriate details and location of the security hoarding;
- v) Measures to prevent the deposition of dirt on the public highway; Measures to control the emission of dust and dirt during demolition/construction;
- vi) Measures to minimise disturbance to any neighbouring occupiers from noise and vibration, including from any construction vehicles and construction work;
- vii) A community engagement strategy which explains how local neighbours will be kept updated on the construction process, key milestones, and how they can report to the site manager or other appropriate representative of the developer, instances of un-neighbourly behaviour from construction operatives. The statement shall also detail the steps that will be taken when un-neighbourly behaviour has been reported. A log of all reported instances shall be kept on record and made available for inspection by the local a planning authority upon request.

Additional Note to Developer

Dilapidation Survey:

- Prior to ANY works commencing on site the developer shall contact John Horrocks/Pam Docksey to arrange a full dilapidation/Condition Survey of all adopted highways surrounding the site. Tel: 0161 603 4046/4006 or email: john.horrocks@salford.gov.uk or pam.docksey@salford.gov.uk

Highway Permits/Licensing:

- Applications for all forms of highway permits/licenses shall be made in advance of any works being undertaken on the adopted highway Note: NO boundary fencing shall be erected or positioned on any part of the adopted highway prior to first seeking the relevant permits/licenses from the Local Highway Authority Tel: 0161 603 4046/4006 or email: john.horrocks@salford.gov.uk or pam.docksey@salford.gov.uk

Refuse and bin collection:

- The developer should contact Rachid Nakrachi to arrange for the purchase of any new refuse bins or on any issues regarding refuse collection. Email: businesswaste@salford.gov.uk

Kind regards,

Louis Kennedy
Transportation Support Officer
Email: Louis.Kennedy@Salford.gov.uk