

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/218

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68613

Location: 2A Nursery Road, Prestwich, Manchester, M25 3EN

Development: First floor side extension with balcony; Front porch extension with balcony, External works including new vehicular crossing

RECOMMENDATION

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

1. The revised access and parking arrangements indicated on the approved plans, incorporating the provision of a new footway crossing in a position and to extents to be agreed with the Highway Authority and reinstatement of the redundant footway crossing (both to a scope and specification to be agreed), new hardstanding a minimum of 5.0m in length measured from the back of the adopted highway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, infill boundary wall with foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works that may be required to reinstate the highway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
2. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. To ensure good highway design, allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway in the interests of highway safety.
2. To ensure adequate off highway materials storage arrangements for the duration of the construction period.

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Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 19 August 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 proposed highway works. The cost of the works will be the responsibility of the applicant. (N011 Amended)
3. 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 August 2022

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

HIGHWAYS ASPECTS ONLY