

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/120

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71799

Location: 121 Park Road, Prestwich, Manchester, M25 0DU

Development: Two storey front bay extensions and two storey front porch extension with new steps; Single storey rear extension; New dormer at rear; Erection of outbuilding at rear; Formation of new gated access/boundary wall at front

RECOMMENDATION

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

1. The access and front boundary wall alterations indicated on the approved plans, incorporating the retention of the existing footway crossing, foundations that do not encroach under the adjacent adopted highway, demarcation of the limits of the adopted highway, inward opening gates, porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works to the perimeter of the site required to reinstate the adjacent adopted 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 proposed development and amended parking facilities 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 the intervisibility of the users of the site and the adjacent highways, in the interests of road safety and to maintain the integrity of the adopted highway.
2. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

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Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 03 June 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Place Department, Engineering Services regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 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 walls under the adjacent adopted highway.

Date: 05 June 2025

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

HIGHWAYS ASPECTS ONLY