

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/172

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68492

Location: 52 Heywood Road, Prestwich, Manchester, M25 1DX

Development: Two storey side extension with new front porch and all external elevations to be rendered; New boundary wall with metal sliding gate to the vehicular access off The Meadows - 1m high rendered walls with metal railings to front and 1.8m high rendered boundary walls to side/rear

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use unless and until the revised car parking arrangements indicated on approved plan reference 07 Revision A, incorporating the provision of a new footway crossing to a specification and limits to be agreed with the Highway Authority, flush edgings at the back of the footway and/or other measures to demarcate the limits of the adopted highway, new hardstanding a minimum of 5.0m in length measured from the back of the footway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, sliding gate and all associated highway remedial works that may be required to reinstate the footway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.
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 this Section on 01 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)

Date: 04 August 2022

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

HIGHWAYS ASPECTS ONLY