

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/243

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70044

Location: 47 Church Street West, Radcliffe, Manchester, M26 2SP

Development: First floor extension at rear

RECOMMENDATION

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

The development hereby approved shall not be commenced unless and until the following has been submitted to and approved by the Local Planning Authority:

- Confirmation that either the existing foundations are to be utilised in order to construct the proposed first floor extension or any new foundations that are required do not project under the adjacent adopted highway.
- In the event that new foundations are required, photographic dilapidation survey of the footway abutting the site in the event that subsequent remedial works are required following construction of the extension.
- Confirmation that a scaffolding/hoarding permit has been applied for due to the proximity of the property/extension to the adopted footway on Quarry Street.
- Construction method statement incorporating appropriate pedestrian protection measures and retention of adequate pedestrian facilities/access arrangements on Quarry Street that abuts the site.
- Facilities for the storage of construction materials on land within the applicant's control.

The measures subsequently approved shall be implemented to the satisfaction of the Local Planning Authority and maintained for the duration of the works that affect the adjacent adopted highway. The material storage 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. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reasons

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. The applicant's attention is drawn to the need to consult the Department for Operations in order to obtain a scaffolding/hoarding permit prior to works affecting the adopted highway commencing and regarding the specification for and implementation of any required highway works. The cost of permit and any necessary highway works/measures will be the responsibility of the developer.
2. 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 extension under the adjacent adopted highway.

Date: 09 October 2023

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

HIGHWAYS ASPECTS ONLY