

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/142

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71789

Location: 75 Parkhills Road, Bury, BL9 9AR

Development: Front porch, single story side extension, part single part two story rear extension

RECOMMENDATION

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

1. The front boundary wall and hardstanding alterations indicated on approved plan reference IPS/R/75/BL99AR SHT 2 OF 2 Revision C, incorporating the retention of the existing footway crossing, width of widened access shown, porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adopted highway, the demarcation of the limits of the adopted highway and all highway remedial works that may be required as a result of the removal of the existing boundary treatment, shall be implemented to the 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 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.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 12 May 2025. (N025 Amended)

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-2-

2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 14 May 2025

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

HIGHWAYS ASPECTS ONLY