

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/184

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69793

Location: Land at side of 30 Chapeltown Road, Radcliffe,
Manchester, M26 1YF

Development: Change of use of recreation land to extend
garden/residential curtilage and erection of detached
garage with new vehicular access/driveway

RECOMMENDATION

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

1. The access and driveway arrangements indicated on approved plan reference ZT23-196-04 Revision C, incorporating the provision of a service strip crossing to a specification and in a position to be agreed with the Highway Authority, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and any associated remedial works required to reinstate the carriageway and grassed service strip to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority before the new access and parking facilities hereby approved are brought into use.
(HY08 Amended)
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 secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
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 20 September 2023. (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 required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 21 September 2023

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

HIGHWAYS ASPECTS ONLY