

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/316

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70285

Location: 191 Bury Old Road, Prestwich, Manchester, M25 1JF

Development: Single storey rear extension

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to, and agreed with, the Local Planning Authority:
 - Foundation details for the proposed rear extension and boundary wall confirming that there will be no encroachment under the adjacent adopted highway;
 - Ground floor window on the Park Street elevation of a type/design that do not open outwards into the adjacent adopted highway;

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority prior to the extension hereby approved being brought into use.

2. The bin storage arrangements indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the extension hereby approved is brought into use.

Reasons

1. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
2. To ensure adequate bin storage arrangements within the curtilage of the site in the interests of pedestrian and road safety.

Comments and Observations

1. 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 fencing under the adjacent adopted highway.

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3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors and windows outwards into the adopted highway. (N001)

Date: 11 January 2024

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

HIGHWAYS ASPECTS ONLY