

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/268

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70059

Location: 2 Wadebridge Drive, Bury, BL8 2NN

Development: Single storey extension at rear; repositioning of boundary wall and formation of additional car parking space at side and removal of ground floor window at side and replacement with new larger window

RECOMMENDATION

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

1. The amended parking and boundary wall arrangements indicated on approved plan reference ZT23-196-07, incorporating the extension of the existing footway crossing that serves the garage, reinstatement of the redundant footway crossing to adjacent footway levels, all associated highway remedial works, enlarged hardstanding to the dimensions shown in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and the repositioning of the boundary wall to the position shown, shall be implemented to the satisfaction of the Local Planning Authority before the extensions and new 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 the Council on 07 November 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 footway crossing extension and reinstatement of the redundant footway crossing and all associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 08 November 2023

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

HIGHWAYS ASPECTS ONLY