

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/033

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70383

Location: The Rectory, 41 Church Lane, Prestwich, M25 1AN

Development: Erection of detached 3 No. bay garage at side and widening of existing vehicular access

RECOMMENDATION

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

1. The revised access and car parking arrangements indicated on approved plan reference 100110/015 Revision B, incorporating the extension of the existing footway crossing and all associated highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development and relocation of the existing pillars and demarcation of the limits of the adopted highway, shall be implemented to the satisfaction of the Local Planning Authority prior to the development and widened driveway hereby approved being brought into use and thereafter maintained available for use at all times. (CAR1 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.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 08 February 2024. (N025 Amended)

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

Date: 08 February 2024

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

HIGHWAYS ASPECTS ONLY