

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/001

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71434

Location: 2 Arundel Close, Bury, BL8 1YB

Development: First floor side extension, part two/part single storey rear extension and dropped kerb

RECOMMENDATION

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

1. The revised access and parking arrangements and boundary treatment alterations indicated on approved plan reference SHT 3 of 4 Revision B, incorporating the reinstatement of the existing footway crossing to adjacent footway levels, provision of a footway crossing in a position to be agreed on site with the Highway Authority, lowering of any affected footway boxes, demarcation of the limits of the adopted highway with the retention/provision of new edgings at the back of the footway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the extended driveway and extensions hereby approved being brought into use.
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 plans received by this Section on 31 January 2025. (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 proposed highway works and all associated remedial/accommodation works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 05 February 2025

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

HIGHWAYS ASPECTS ONLY