

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/337

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70363

Location: 74 Sheepfoot Lane, Prestwich, Manchester, M25 0DT

Development: Two storey side extension and single storey extension at side/rear, front porch and loft conversion with rear dormer and hip to gable roof extension to form second floor;
Boundary wall/railings to front and side

RECOMMENDATION

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

1. No development shall commence unless and until a photographic dilapidation survey of the footways abutting the proposed boundary walls has been submitted to and agreed in writing with the Local Planning Authority. All highway remedial works identified as a result of the dilapidation survey following construction of the boundary walls shall be implemented to the satisfaction of the Local Planning Authority and to a programme to be agreed.
2. The proposed boundary wall shall incorporate foundations that do not encroach under the adjacent adopted highway.
3. During construction, a storage area for the construction materials shall be 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 & 2. To maintain the integrity of the adopted highway, in the interests of highway safety.
3. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements 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 this Section on 24 January 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 any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of boundary wall foundations under the adjacent adopted highway.
4. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)

Date: 26 January 2024

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

HIGHWAYS ASPECTS ONLY