

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/123

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69401

Location: 36 Albion Street, Radcliffe, Manchester, M26 1BH

Development: **Proposal A:** Single storey rear extension with external staircase and new access door to first floor
Proposal B: Shipping container – not included within description of development

RECOMMENDATION

Proposal A: Single storey rear extension with external staircase and new access door to first floor

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details, on a topographical based survey of the site and adjacent highways, of the following have been submitted to and agreed with the Local Planning Authority:
 - Foundation and surface water details for the proposed building confirming that there will be adverse impact on/no encroachment under/projection over/discharge onto the adjacent adopted highways;
 - Finished floor slab relative to Albion Street and Hawthorn Avenue;
 - A scheme of footway works on Hawthorn Avenue to a specification to be agreed, incorporating the reconstruction of the footway abutting the site required as a result of the construction of the extension, demarcation of the limits of the adopted highway and all associated highway remedial works required as a result of the removal of the existing back boundary wall;
 - Measures at the interface with the adopted highway to ensure that there will be no level differences between the back of the footway and the site;
 - Measures/treatment between the interface with the adopted highway at the northerly site boundary and the rear elevation of the extension;
 - Bin storage arrangements within the curtilage of the property in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to first occupation of the dwellings hereby approved.

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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 ensure good highway design, maintain the integrity of the adopted highway and ensure the intervisibility of the users of the site and the adjacent highways 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.

Proposal B: Shipping container – not included within description of development

I recommend that this planning application be refused

Reasons

The application and submitted plans contain insufficient information in order to assess whether the doors to the shipping container would open out into the adjacent adopted highway or access to the facility/servicing arrangements proposed would adversely affect highway safety and/or have an adverse impact on existing highway conditions and residential amenity on the adjacent residential streets.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works and to secure the necessary site hoarding/scaffolding permits. The cost of the works and permits will be the responsibility of the developer. (N004 Amended)
2. 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 extension under the adjacent adopted highway.
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 26 June 2023

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

HIGHWAYS ASPECTS ONLY