

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/198

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70939

Location: 7 Grosvenor Street, Bury, BL9 9BJ

Development: Two storey side/rear extension; Single storey rear extension; Hip to gable loft conversion with rear dormer and 2 No. front Velux windows; Front porch; 2 No. front pike windows

RECOMMENDATION

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

1. The revised parking arrangements indicated on the approved plans, incorporating the demarcation of the limits of the adopted highway, boundary wall and sliding gate not exceeding 1.0m in height, wall foundations (if required) that do not encroach under the adjacent adopted highway, 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 and following removal of the affected boundary treatment, shall be implemented to the satisfaction of the Local Planning Authority prior to the extended driveway and extensions hereby approved being brought into use. (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.

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Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 21 August 2024. (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 any highway remedial works that may be required as a result of the proposed development. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 21 August 2024

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

HIGHWAYS ASPECTS ONLY