

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/199

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69799

Location: 35 Radcliffe New Road, Whitefield, Manchester, M45 7QZ

Development: Demolition of conservatory / utility room at rear; Erection of front porch; Single storey rear extension; single storey side extension; formation of new vehicular access to driveway; creation of rear patio area and external alterations

RECOMMENDATION

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

1. The amended access and parking arrangements indicated on the approved plans, incorporating the extension of the existing footway crossing, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and any associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority before the extensions and new parking facilities hereby approved are brought into use. (HY08 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 the Council on 18 August 2023. (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 required footway crossing extension and any associated highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 18 September 2023

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

HIGHWAYS ASPECTS ONLY