

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/238

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69964

Location: 2 Arbour Close, Bury, BL9 5HJ

Development: Erection of front/side boundary walls and rear garden fence; Single storey rear extension and front porch

RECOMMENDATION

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

1. Within 3 months of the date of the decision, the works to the front boundary wall shown on plan ref SHT 4 or 4 Revision A received on 11 October 2023 and all associated footway remedial works abutting the site required as a result of the construction of the wall, shall be implemented to the satisfaction of the Local Planning Authority.
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 prevent the illegal crossing of the adjacent verge in the interests of highway safety and to maintain the integrity of the adopted highway.
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.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 11 October 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 any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Cont/.....

Date: 18 October 2023

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

HIGHWAYS ASPECTS ONLY