

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 20/267

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 65867

Location: 159 Radcliffe Road, Bury, BL9 9LN

Development: Two storey side extension; Two storey rear extension;
Front porch extension

RECOMMENDATION

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

1. The proposed extension indicated on the approved plans shall incorporate foundations that do not encroach under, ground floor windows that do not open into and surface water drainage that does not project into/discharge onto the adjacent adopted highway and shall not be brought into use unless and until all necessary highway remedial works required as a result of the removal of the existing boundary wall and construction of the extension have been implemented to the satisfaction of the Local Planning Authority.
2. No development shall commence unless and until a 'Construction Management Plan' (CMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 - Photographic dilapidation survey of the footway and carriageway abutting the site in the event that subsequent remedial works are required following construction of the extension and removal of the boundary wall;
 - Access point to the site from the adopted highway;
 - Hours of operation and number of vehicle movements including any temporary arrangements and pedestrian protection measures that may be required as a result of the construction of the extension immediately adjacent to the adopted highway;
 - Storage on site of construction materials, including any requisite phasing of the development to accommodate this;
 - Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highway as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the storage of construction materials.

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Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure compliance with Sections 153 & 179 of the Highways Act 1980 and maintain the integrity of the adopted highway.
2. To ensure adequate off-highway materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 28 September 2020. (N025 Amended)
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of windows outwards into the adopted highway. (N001 Amended)
3. 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 proposed extension under the adjacent adopted highway.
4. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of any required footway remedial works and all temporary permits and licences that may need to be obtained in order to safely remove the affected boundary wall and construct the proposed extension. The cost of the works, temporary permits and licences will be the responsibility of the applicant. (N004 Amended)

Date: 28 September 2020

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

Head of Engineering

HIGHWAYS ASPECTS ONLY