

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/120

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69623

Location: 11 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ

Development: Erection of boundary wall/fence/gate to front/side and remove existing vehicular access at side and formation of new vehicular access/parking at area at front

RECOMMENDATION

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

The amended vehicular access arrangements indicated on approved plan reference 11CA/10B, incorporating the reinstatement of the redundant footway crossing, provision of a new footway crossing, 0.75m high boundary wall and 1.80m high boundary fence shown with splay adjacent to No. 1 Oaklands Drive, foundations that do not encroach under the adjacent adopted highway, demarcation of the limits of the adopted highway at the new hardstanding, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented to the written satisfaction of the Local Planning Authority before the new parking facilities hereby approved are brought into use. (HY08 Amended)

Reasons

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.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 22 June 2023 and supersedes my previous recommendation of 13 June 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 new footway crossing and any required highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

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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 boundary wall under the adjacent adopted highway.

Date: 26 June 2023

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

HIGHWAYS ASPECTS ONLY