

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/253

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68725

Location: 4 Castle Hill Road, Prestwich, Manchester, M25 0FR

Development: Detached garage and storage building with walk-on flat roof and glazed balustrades to perimeter. New vehicular dropped crossing with gated vehicle entrance and associated landscaping

RECOMMENDATION

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

1. 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.
2. The new access and car parking arrangements indicated on approved plan reference 37/21-52 Revision A, incorporating the provision of a double footway crossing to limits to be agreed on site with the Highway Authority, splayed walls as shown to provide adequate visibility at the back edge of the footway, motorised turntable, hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and gates that do not open beyond the limits of the site boundary shall be provided to the satisfaction of the Local Planning Authority prior to the new driveway and garage hereby approved being brought into use and thereafter maintained available for use at all times. (CAR1 Amended)

Reasons

1. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety.
2. To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway.

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Comments and Observations

The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway crossing and any necessary highway remedial/accommodation works required as a result of the removal of the existing boundary wall. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 25 October 2022

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

HIGHWAYS ASPECTS ONLY