

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/012

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69112

Location: 131-133 Holcombe Road, Tottington, Bury, BL8 4AY

Development: Proposed engineering works to rear and side garden including the reinstatement of a collapsed embankment and parking area, together with associated landscaping and creation of terraced garden spaces and raised deck

RECOMMENDATION

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

1. The proposed engineering works and construction of the retaining wall shall be constructed to the satisfaction of the Local Planning Authority in accordance with the calculations, cross sections and layouts submitted.
2. The vehicular access arrangements indicated on approved plan reference MLR02.1.3.07, incorporating the retention of the existing footway crossing, demarcation of the limits of the adopted highway, low level boundary walls abutting Holcombe Road to the limits shown to prevent the encroachment of parked vehicles on the adjacent footway with foundations that do not encroach under the adjacent adopted highway, hardstanding to the dimensions and limits shown 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 parking and turning facilities hereby approved are brought into use. (HY08 Amended)
3. 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.
4. The turning facilities within the curtilage of the site indicated on approved plan reference MLR02.1.3.07 shall be provided before the parking and turning facilities hereby approved are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

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5. The car parking indicated on approved plan reference MLR02.1.3.07 shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority and thereafter maintained at all times.
(CAR1 Amended).

Reasons

- 1 & 2. 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.
3. 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.
4. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
5. To ensure adequate off street car parking arrangements in the interests of road safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the any required highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)
2. 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/retaining walls under the adjacent adopted highway.

Date: 24 May 2023

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

HIGHWAYS ASPECTS ONLY