

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/219

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69933

Location: 1 Park Hill Drive, Whitefield, Manchester, M45 7PD

Development: Erection of wall and fencing to side boundaries

RECOMMENDATION

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

1. The remedial works to the wall, pillar and fencing detailed on the approved plans, incorporating the provision of the low level wall adjacent to the bend with foundations that do not encroach under the adjacent adopted highway, shall be implemented to the satisfaction of the Local Planning Authority within 3 months of the date of this decision and prior to the amended access and parking arrangements approved under planning permission 68627 being brought into use.
2. The highway remedial works required to reinstate the footway to its former condition prior to commencement of the construction of the boundary wall shall be implemented to the satisfaction of the Local Planning Authority within 3 months of the date of this decision.
3. The visibility splays/forward visibility envelope indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)

Reasons

1. 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.
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.
3. To ensure the intervisibility of the users of the adjacent highway in the interests of road safety.

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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 all associated 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 fencing under the adjacent adopted highway.

Date: 27 September 2023

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

HIGHWAYS ASPECTS ONLY