

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/046

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70508

Location: 8 Heapy Close, Bury, BL8 2HW

Development: Demolition of conservatory & rear extension; Single storey/two storey front & rear extensions; Front porch; Raised paved area to rear garden; Erection of front boundary wall with gates; Replace existing boundary fencing 2m high; Render to all elevations & boundary wall

RECOMMENDATION

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

1. The revised access and boundary wall arrangements indicated on the approved plans, incorporating the provision of a footway crossing extension in a position to be agreed on site with the Highway Authority, demarcation of the limits of the adopted highway with the retention/provision of edgings at the back of the footway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, electric sliding gate, boundary wall set back from and with foundations that do not encroach under the adjacent adopted highway and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the extended driveway and extensions hereby approved being brought into use.
2. 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.

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.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 08 April 2024. (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 footway crossing extension and any associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 09 April 2024

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

HIGHWAYS ASPECTS ONLY