

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/027

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69229

Location: 26 Fairway, Prestwich, Manchester, M25 0JH

Development: Single storey outbuilding at rear and amended parking
with dropped kerb

RECOMMENDATION

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

The development hereby approved shall not be brought into use unless and until the car parking and boundary wall alterations indicated on approved plan reference GGS22037 004 Revision 6, incorporating the reinstatement of the redundant footway crossing and provision of a new footway crossing to a scope and specification to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, sliding gate, replacement boundary fences and walls with foundations that do not encroach under the adjacent adopted highway, hardstanding to the dimensions 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, have been implemented to the written satisfaction of the Local Planning Authority.

Reasons

To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 21 March 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 proposed footway crossing and any associated highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

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3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)
4. 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: 22 March 2023

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

HIGHWAYS ASPECTS ONLY