

Pro Build (NW) Ltd
5 Wentworth Avenue
Whitefield
M45 7GQ

Date of Issue: 26 March 2023

Site Address (proposed site address):

117 Park Lane
Whitefield
Greater Manchester
M45 7GT

Planning Permission Reference Number:

68351

Proposal:

1 no. new dwelling in land adjacent of no 115 Park Lane. Will comprise of a new, 3 storey, end terraced house. Will comprise of 4 bedrooms and off road parking.

Plans:

Please see plans attached.

Person responsible for this form:

Mr Shaun Boyle (Director) on behalf of;
Pro Build (NW) Ltd
5 Wentworth Avenue
Whitefield
M45 7GQ
07891630571
probuildnw@mail.co

Condition 5 in the notice of planning permission to be addressed as follows:

“The development hereby approved shall not be first occupied unless and until the car parking and bin storage arrangements indicated on approved drawing number 2 B, incorporating the provision of a new footway crossing with flush edgings at the back of the footway to demarcate the limits of the adopted highway, new hardstanding a minimum of 5.0m in length in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated footway remedial works that may be required to reinstate the footway to its former condition, have been implemented in full to a specification to be agreed in writing with the local planning authority prior to the erection of any external walls. Reason. To ensure good highway design, allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway in the interests of highway safety, pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.”

- 1) Occupation of the property shall not be undertaken until car parking and bin storage arrangements are actioned, completed and carried out in accordance with the agreed plan as follows.
- 2) Both driveway and bin storage as shown on Drawing number 2B must be fully implemented in the position shown on the agreed drawing.
- 3) Application to the highways agency will be made to an agreed new footway crossing as denoted on drawing 2 B. Once approval is agreed an approved contractor can be commissioned to install a new footway crossing incorporating (dropping the kerb) with a small reshape to the camber of the footway to suit. New prestressed concrete kerbs to be used to demarcate between the highway and the footpath.
- 4) Concrete flush edgings to be used to demarcate the border between the footpath and the driveway hardstanding.
- 5) New footway crossing to be made up as a minimum of three center kerbs (lowered kerbs) and two transitional kerbs (5m in total as minimum)

- 6) Works must be undertaken by a competent and approved contractor through the working week Mon-Frid with 48hrs notice given to the council in order for the works to be inspected and approved by a local highways inspector.
- 7) The chosen contractor must make sure that the working area is safe and that all necessary lights, signs and cones to include barriers if required are in place as to ensure safety to the public. It is the contractor's responsibility to ensure they are aware of any/all services which may pass through the proposed area.
- 8) New footway crossing to be made up as follows ;
- Excavate proposed area to depth of 225mm and remove waste from site
 - Install kerb stones bedded on 150 mm of concrete and backed with concrete
 - Levels must be carefully considered and a depth of no more than 30mm between road surface and the top of the center kerb would be expected.
 - Lay required depth of crushed foundation (150mm type 1 MOT) to form falls and cross falls to assist water escape.
 - Machine compact the entire area
 - There are no iron works to proposed area so no amendments will be necessary
 - Lay to total area required specification of binder and surface course tarmacadam (55mm of 20mm binder course and 20mm of 6mm surface course tarmacadam). Both materials laid to the required area and machine rolled using the required weight of roller.
 - Tar all joints to seal where new surface meets surround existing surfaces with hot poured bitumen.
- 9) New hardstanding minimum 5m in length to be as follows:
- Excavate proposed area to depth of 300mm and remove waste from site
 - Install kerb stones bedded on 150 mm of concrete and backed with concrete edging blocks where required.
 - Levels must be carefully considered considered to ensure falls and cross falls are considered.
 - Lay required depth of crushed foundation (150mm type 1 MOT) to form falls and cross falls to assist water escape.
 - Machine compact the entire area

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- 50mm Sharp sand base screeded and layed in keeping with falls and cross falls.
- Lay to total area permeable approved concrete block paving to entire driveway.
- Mechanical compactment of new driveway with kiln dried sand brushed into all joints.

Please find the above information provided to satisfy the release of condition 5 on the planning permission for the property at the noted address.

Many thanks,

Shaun Boyle
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