

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/354

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69090

Location: 38 Fairway, Prestwich, Manchester, M25 0JH

Development: Two storey extension at side; Part single/Part two storey extension at rear; Single storey extension at front and Widening of existing vehicular access

RECOMMENDATION

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

1. 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.
2. The revised access and car parking arrangements indicated on the approved plans, incorporating the extension of the existing footway crossing to limits to be agreed on site with the Highway Authority, all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, demarcation of the limits of the adopted highway, retention of the length of existing boundary wall shown to prevent vehicle encroachment of the footway and new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be implemented to the satisfaction of the Local Planning Authority prior to the extension and widened driveway hereby approved being brought into use and thereafter maintained available for use at all times. (CAR1 Amended)

Reasons

1. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety.
2. To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway.

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Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 18 January 2023 and supersedes my previous recommendation of 12 January 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 extension and any associated footway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 18 January 2023

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

HIGHWAYS ASPECTS ONLY