

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/169

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68463

Location: 48 Peveril Close, Whitefield, Manchester, M45 6NR

Development: Two storey extension at side; Creation of on-site parking to front of the property with dropped kerb and New fencing at side and rear

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use unless and until the revised car parking arrangements indicated on approved plan reference 07 Revision A, incorporating the provision of a new footway crossing onto Peveril Close to limits to be agreed on site with the Highway Authority, flush edgings at the back of the footway and/or other measures to demarcate the limits of the adopted highway, new hardstanding a minimum of 5.0m in length measured from the back of the footway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, reinstatement of the redundant footway crossing onto Neath Close and all associated footway remedial works that may be required to reinstate the footway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.
2. Prior to the commencement of the works to relocate the driveway and the addition of the approved fencing as shown on approved plan reference 07 Revision A, the street tree requiring removal shall be removed to the written satisfaction of the Local Planning Authority.
3. 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.
4. The visibility splay indicated on approved plan 07 Revision A 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)

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Reasons

1. 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.
2. To maintain the integrity of the adopted highway and ensure that adequate parking arrangements are maintained within the curtilage of the site pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and associated Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
3. To ensure adequate off highway materials storage arrangements for the duration of the construction period.
4. To ensure the intervisibility of the users of the driveway at No. Neath site and the adjacent highways in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 02 August 2022. (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 highway and tree removal works. The cost of the works will be the responsibility of the applicant, unless otherwise agreed with the Highway Authority (in relation to the removal of the affected tree). (N011 Amended)

Date: 03 August 2022

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

HIGHWAYS ASPECTS ONLY