

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/044

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70506

Location: 37 St Margarets Road, Prestwich, Manchester, M25 2GT

Development: Removal of existing garage/side porch and erection of single storey extension at side/rear; Erection of boundary fence at rear and formation of replacement driveway/vehicular access off Roseland Drive

RECOMMENDATION

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

1. The revised access arrangements indicated on approved plan reference 24-04-20-001 Revision R10, incorporating the reinstatement of the redundant footway crossing, provision of a new footway crossing, visibility splays at the back edge of the footway to be maintained clear of obstruction above the height of 0.6m, demarcation of the limits of the adopted highway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development and following removal of the boundary treatment, shall be implemented to the satisfaction of the Local Planning Authority prior to the development and new driveway hereby approved being brought into use and thereafter maintained available for use at all times.
(CAR1 Amended)
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 plan received by this Section on 04 March 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 and all associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 05 March 2024

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

HIGHWAYS ASPECTS ONLY