

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/043

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69225

Location: 9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ

Development: Front porch; two storey extensions at side / rear and new front bay extensions; relocation and widening of footway crossing to 4.5m

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 approved plan reference 9 CA Revision B, incorporating the reinstatement of the redundant footway to adjacent footway levels along with replacement boundary treatment abutting the former access position to prevent vehicle encroachment of the footway, new double footway crossing to limits to be agreed 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 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 plan received by this Section on 06 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 alterations and any associated footway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 06 March 2023

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

HIGHWAYS ASPECTS ONLY