

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/117

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69606

Location: 2 Garstang Drive, Bury, BL8 2JS

Development: Front porch, new pitched roof at front/side to existing garage with conversion of garage to living accommodation; Erection of detached garage at rear with driveway and new vehicular access off Watling Street

RECOMMENDATION

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

1. The amended vehicular access arrangements indicated on the approved plans, incorporating the provision of a new footway crossing, demarcation of the limits of the adopted highway, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented to the written satisfaction of the Local Planning Authority before the garage and new parking facilities hereby approved are brought into use. (HY08 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 07 June 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 new footway crossing and any required highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 12 June 2023

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

HIGHWAYS ASPECTS ONLY