

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/005

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67923

Location: 71 Kings Road, Prestwich, Manchester, M25 0LQ

Development: Single/two storey side extension with bay windows to front & side elevations; Single/two storey rear extension

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 car parking arrangements indicated on approved plan reference A1.1 Revision PL3, incorporating the provision of a new footway crossing extension to limits to be agreed on site with the Highway Authority, demarcation of the limits of the adopted highway, retention of a boundary wall/hedge and new driveway a minimum of 5.5m in length 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 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 28 January 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 access alterations and associated footway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 01 February 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

Head of Engineering

HIGHWAYS ASPECTS ONLY