

BURY COUNCIL

Department for Resources and Regulation

REF NO: 23/140

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69670

Location: Lady Margaret House, 51 Prestwich Park Road South,
Prestwich, Manchester, M25 9LF

Development: Erection of detached double garage

RECOMMENDATION

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

1. Notwithstanding the details indicated on submitted plan reference DC1-02, no development shall commence unless and until full details of proposals to reinstate the redundant footway crossing onto St Ann's Road to adjacent footway levels, to a scope and specification to be agreed with the Highway Authority, have been submitted to and agreed with the Local Planning Authority. The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.
2. The amended turning facilities indicated on submitted plan reference DC1-02 shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
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.

Reasons

1. To ensure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway.
2. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
3. 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

The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed highway works. The cost of the works will be the responsibility of the developer.
(N004 Amended)

Date: 29 June 2023

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

HIGHWAYS ASPECTS ONLY