

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/216

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68617

Location: 3 Brocklehurst Avenue, Bury, BL9 9AQ

Development: Two storey front extension; First floor bay window at front; Juliet balcony to the front; Two storey side extension with gable roof; Ridge height to be raised by 200mm; Dormer extension at rear: 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 access and car parking arrangements indicated on the approved plans, incorporating the retention of the existing footway crossing and extended 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 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

This recommendation relates to the revised plan reference 26PA/1 Revision B received by this Section on 06 September 2022. (N025 Amended)

Date: 23 September 2022

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

HIGHWAYS ASPECTS ONLY