

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/077

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68121

Location: 98 Park Road, Prestwich, Manchester, M25 0DY

Development: Two storey extension on both sides, single storey rear extension, single storey front extension, rear dormer extension, new 2m high brick wall on the side, 1.5m high brick wall at the front and alterations to driveway including new vehicular access

RECOMMENDATION

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

The amended access and driveway arrangements indicated on the approved plans, incorporating the provision of a new footway crossing, inward opening/sliding gates, new boundary wall foundations that do not encroach under the adjacent adopted highway, any ground works required to reinstate the footway to its former condition as a result of the works at the interface with the adopted highway, demarcation of the limits of the adopted highway as a result of the creation of the new/amended access points, provision of a hardstanding 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 altered driveway/new access hereby approved being brought into use.

Reasons

To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway.

Comments and Observations

The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the provision of a new footway crossing and any highway remedial works that may be required. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 21 April 2022

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

HIGHWAYS ASPECTS ONLY