

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 22/037

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 67961

Location: 19 Tor Avenue, Tottington, Bury, BL8 4HG

Development: Demolition of existing garage/greenhouse and erection of two storey extension at side and rear and new front bay window; Widening of existing driveway and external landscaping works to front and rear garden

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**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 development hereby approved shall not be brought into use unless and until the car parking, driveway and boundary wall alterations and bin storage arrangements indicated on approved plan reference TOR-RALA-ZZ-XX-DR-A-(PL)-0022 Revision P04, incorporating the extension of the existing footway crossing, boundary walls with foundations that do not encroach under the adjacent adopted highway, sliding vehicular gate, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.

**Reasons**

1. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.
2. To ensure good highway design and maintain the integrity of the adopted highway 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 10 March 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 footway crossing extension and all associated highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)
3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)
4. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway.

Date: 22 March 2022

Signed: A Southgate

**(pp) Head of Engineering**

**HIGHWAYS ASPECTS ONLY**