

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

REF NO: 23/288

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 70104

Location: 9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ

Development: Construction of replacement dwelling with new footway crossing

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**RECOMMENDATION**

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

1. The measures and facilities indicated in the submitted 'Construction Traffic Management Plan – Ref. 9CA/CTMP/1' including the storage of construction materials within the curtilage of the site shall be implemented to the satisfaction of the Local Planning Authority. The measures and facilities detailed 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 approved plan reference 9CA/11 Revision A, incorporating the reinstatement of the redundant footway to adjacent footway levels along with replacement boundary walls with foundations that do not encroach under the adopted highway to prevent vehicle encroachment of the footway and protect the adjacent street lighting column, new double footway crossing to limits to be agreed with the Highway Authority, all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, demarcation of the limits of the adopted highway and new 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 development and widened driveway hereby approved being first occupied/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. 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 alterations and any associated footway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)
2. 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 walls under the adjacent adopted highway.

Date: 15 November 2023

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

**HIGHWAYS ASPECTS ONLY**