

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/040

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67401

Location: 5 Ringley Road, Whitefield, Manchester, M45 7LD

Development: Formation of new access/egress onto classified road, including modifications to existing front boundary wall facing the highway, modifications to front of garden area and formation of crossover over existing footway

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use unless and until the access improvements and driveway arrangements indicated on the approved plans, incorporating all necessary modifications to existing TfGM apparatus/loops on the adopted highway affected by the proposals, the provision of a new access onto Ringley Road to a detail/level to be agreed with the Highway Authority to prevent the discharge of surface water from the adopted highway onto the property, demarcation of the limits of the adopted highway as a result of the highway works and all necessary highway remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and programme and to the written satisfaction of the Local Planning Authority.
2. The visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.9m. (HY06 Amended)
3. The turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

Reasons

1. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
2. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

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3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 17 December 2021. (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 access alterations and widening of the footway. The cost of the works will be the responsibility of the applicant. (N011 Amended)
3. The applicant's attention is drawn to the need to consult Transport for Greater Manchester (TfGM) regarding the specification for and implementation of the remedial works required as result of the proposed access alterations. The cost of the works will be the responsibility of the applicant. (N011 Amended)

Date: 30 December 2021

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

Head of Engineering

HIGHWAYS ASPECTS ONLY