

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/070

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69407

Location: 16 Queens Drive, Prestwich, Manchester, M25 0HQ

Development: Three storey side extension (including basement level), two storey rear extension (including basement level) with raised patio/decking/steps to garden level and conversion of basement to living accommodation with external access; Alterations to front entrance/bay windows and pitched roof to window above; Widening of vehicular access/driveway

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 car parking and boundary wall alterations indicated on approved plan reference GSS22133 004 Revision 6, incorporating the reinstatement of the redundant footway crossing and provision of a new footway crossing to a scope and specification to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, extended boundary wall to the limits shown with foundations that do not encroach under the adjacent adopted highway, hardstanding to the dimensions and limits shown in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented to the written satisfaction of the Local Planning Authority.
2. 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.

Reasons

1. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.

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2. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 16 May 2023. (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, reinstatement of the redundant crossing 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 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary wall under the adjacent adopted highway.

Date: 23 May 2023

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

HIGHWAYS ASPECTS ONLY