

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/226

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68627

Location: 1 Park Hill Drive, Whitefield, Manchester, M45 7PD

Development: Two storey extension at front; First floor extension at front/side and alterations to front elevation; Widening of existing driveway

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 access and car parking arrangements indicated on the approved plans, incorporating the reinstatement of the redundant footway crossing to adjacent footway levels, provision of a new, double footway crossing, retention/provision of the low boundary wall to the extents shown and 6.0m long driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be provided to the satisfaction of the Local Planning Authority prior to the new driveways and extensions hereby approved being 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

The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed highway works. The cost of the works will be the responsibility of the applicant. (N011 Amended)

Date: 06 October 2022

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

HIGHWAYS ASPECTS ONLY