

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/178

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69651

Location: 153 Heywood Road, Prestwich, Manchester, M25 1LF

Development: First floor rear extension with balcony and single storey side extension, vehicular access alterations

RECOMMENDATION

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

1. The access and parking arrangements indicated on approved plan reference 06, incorporating the provision of a double footway crossing, edgings at the back of the footway to demarcate the limits of the adopted highway, 1.0m high boundary fence abutting Heywood Road in the position shown to control access to the proposed hardstanding with foundations that do not encroach under the adopted highway, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water or spread of loose stone onto the adopted highway and any associated highway remedial works required to reinstate the footway to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority before the extensions and new parking facilities hereby approved are brought into use. (HY08 Amended)
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 secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
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.

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Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 18 August 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 required highway works. The cost of the works will be the responsibility of the applicant. (N004 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: 18 August 2023

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

HIGHWAYS ASPECTS ONLY