

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/106

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68185

Location: 15 Eastbrook Avenue, Radcliffe, Manchester, M26 2RT

Development: Two storey extension at side; Single storey extension at rear; Front porch; New driveway/pavement crossing

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 revised access and car parking arrangements indicated on approved plan reference 2 Revision A, incorporating the provision of a new footway crossing to limits to be agreed on site with the Highway Authority, reinstatement of the redundant footway crossing to full height kerb levels, demarcation of the limits of the adopted highway, provision of a low level boundary wall with foundations that do not encroach under the adjacent 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 extension 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

1. This recommendation relates to the revised plan received by this Section on 13 May 2022. (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 associated footway 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 walls under the adjacent adopted highway.

Date: 25 May 2022

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

HIGHWAYS ASPECTS ONLY