

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 22/211

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 68597

Location: 26 Parkstone Avenue, Whitefield, Manchester, M45 7QH

Development: Single storey wrap around side/rear extension; Single storey side garage; Change of use from residential (Class C3) to mixed use of residential (C3) and beauty therapy room (Sui Generis)

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**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 26PA/1 Revision B, incorporating the extension of the existing footway crossing to limits to be agreed on site with the Highway Authority and extended 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/use hereby approved commencing 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 reference 26PA/1 Revision B received by this Section on 22 August 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 footway crossing extension. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 23 August 2022

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

**HIGHWAYS ASPECTS ONLY**