

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/017

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67435

Location: 161 Bury New Road, Prestwich, Manchester, M25 9PJ

Development: Loft conversion/roof extension with dormers at front and rear; Single storey rear extension and installation of first floor Juliette balcony at rear; Formation of parking area at front and new boundary fencing

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 car parking arrangements shown indicatively on approved plan reference 08 Revision A, incorporating the retention of the existing access and boundary treatment to serve the proposed lay-by and existing driveway and widened driveway/lay-by in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be made available for use 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.

Cont/.....

Comments and Observations

This recommendation relates to the revised plans received by this Section on 04 February 2022. (N025 Amended)

Date: 08 February 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a horizontal line and a small dash.

Head of Engineering

HIGHWAYS ASPECTS ONLY