

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/360

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68999

Location: 387 Bury New Road, Prestwich, Manchester, M25 1AW

Development: Extension and conversion of lower ground and ground floors to form 2 No. apartments; external alterations including removal of 1 No. ground floor window and addition of 3 No. ground floor windows

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively on the submitted plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority:
 - Extension of the flagged footway and alterations to the associated footway crossing on Bury New Road, in materials and in a position/at a level to be agreed with the Highway Authority to reflect the creation of the new section of unadopted footway and 'bin collection area' on Hacking Street;
 - Demarcation of the limits of the adopted highway;
 - Provision of bollards clear of the adopted highway with foundations that do not encroach under the Bury New Road footway;
 - Works at the interface with the adopted highway to form the proposed unadopted footway and new kerblines;
 - All associated highway remedial/accommodation works required as a result of the proposed development, including the alteration/lifting of existing footway chambers as required, to a scope and specification to be agreed.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being occupied.

2. The bin storage facilities/collection arrangements indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the development is brought into use/first occupied and subsequently maintained thereafter.

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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, in the interests of highway safety.
2. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 01 February 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 developer/applicant. (N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system and the specification for the proposed refuse collection facility at the interface with the adopted highway. (N024 Amended)
4. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 09 February 2023

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

HIGHWAYS ASPECTS ONLY