

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

REF NO: 21/362

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 67685

Location: 296 Walmersley Road, Bury, BL9 6NH

Development: Single storey extension at side/rear

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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 car parking arrangements indicated on approved plan reference RAD/2521/21/2 Revision C, incorporating the retention of the existing footway crossing position, removal of the sections of fencing identified, new driveway with measures to prevent the discharge of surface water onto the adopted highway as shown and any highway remedial works required to reinstate the adjacent adopted footway to its condition prior to commencement of the development and fence removal 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 revised plan reference RAD/2521/21/2 Revision C received by this Section on 30 January 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 any highway remedial works that may be required as a direct result of the proposed development. The cost of the works will be the responsibility of the applicant. (N011 Amended)

Date: 01 February 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

**Head of Engineering**

**HIGHWAYS ASPECTS ONLY**