

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 20/282

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 65930

Location: 47 Rowlands Road, Summerseat, Ramsbottom, BL9 5NF

Development: Variation of condition No. 2 (approved plans) of p/p 64212 (conversion of barn to dwelling with rear extension) to redesign the rear extension and replace the detached garage/office space with an attached double garage/office space to the side of the proposed dwelling

RECOMMENDATION

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

The dedicated car parking and garage spaces for 47 & 47A Rowlands Road indicated on approved plan reference BL95 003 Revision C shall be surfaced/provided and made available to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained available for use by both properties at all times. (CAR1 Amended)

Reasons

To ensure adequate off street car parking provision in the interests of road safety.

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Right of Way No. 99, Ramsbottom, which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
2. 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. (N024)

Date: 07 October 2020

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY