

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/005

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70306

Location: Albion Mill, Albion Street, Bury, BL8 2AD

Development: Alteration to fenestration; Replace existing windows;
Replace existing roof with hidden valley gutter removed

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:
 - (1) Proposed ground floor doors and windows on the Albion Street elevation that shall be of a type/design that do not open outwards into the adjacent adopted highway;
 - (2) Reinstatement of the redundant pedestrian footway crossing required as a result of the proposed alterations to the building access arrangements onto Albion Street.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority.

2. The development hereby approved shall not be commenced unless and until a scaffolding/hoarding permit has been applied for and construction method statement has been submitted to and approved by the Local Planning Authority incorporating appropriate pedestrian protection measures and retention of adequate pedestrian facilities/access arrangements on the adopted footways that abut the site. The measures subsequently approved shall be implemented to the satisfaction of the Local Planning Authority and maintained for the duration of the works that affect the adjacent adopted highway.

Reasons

1. To ensure compliance with the Highways Act 1980, ensure good highway design and in the interests of pedestrian safety.
2. In the interests of highway safety.

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Comments and Observations

1. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors and windows outwards into the adopted highway. (N001)
2. The applicant's attention is drawn to the need to consult the Department for Operations in order to obtain a hoarding permit prior to works affecting the adopted highway commencing. The cost of permit and any necessary works/measures will be the responsibility of the developer.
3. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N011 Amended)

Date: 18 January 2024

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

HIGHWAYS ASPECTS ONLY