

**BURY COUNCIL**  
**DEPARTMENT FOR PLACE**

REF NO: 25/272

FROM: Head of Engineering

TO: Head of Development Management

---

Planning Application No: 72356

Location: 119 Summerseat Lane, Ramsbottom, Bury, BL0 9UB

Development: Front porch, single storey/first floor side extension  
including timber cladding to front and render to front, side  
and rear elevations

---

**RECOMMENDATION**

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

1. The existing driveway to be retained shall be a minimum of 6.1m in length, as indicated on approved plan reference Drawing No. 2A.
2. 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.

**Reasons**

1. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
2. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

**Comments and Observations**

This recommendation relates to the revised plan received by this Section on 04 November 2025. (N025 Amended)

Date: 05 November 2025

Signed: **A Southgate**

**(pp) Head of Engineering**

**HIGHWAYS ASPECTS ONLY**