

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/132

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69642

Location: 30 Belbeck Street, Bury, BL8 2PX

Development: Conversion from 1 No. dwelling into 2 No. flats with external alterations including new first floor window and door to side elevation

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements shown on approved plan reference ZT23-196-05 have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained at all times.
2. The proposed access to the first floor flat in the side elevation, incorporating a step constructed within the width of the gable wall as indicated on approved plan reference ZT23-196-04, shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reasons

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

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 26 June 2023. (N025 Amended)
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of a step on the adjacent adopted highway.

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3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)
4. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 27 June 2023

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

HIGHWAYS ASPECTS ONLY