

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/103

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69540

Location: 1 Birch Grove, Ramsbottom, Bury, BL0 9RP

Development: Single Storey Side and Rear Extension; Garage
Conversion; Extension to existing vehicular access

RECOMMENDATION

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

1. The car parking alterations indicated on approved plan reference ZT23-196-07, incorporating the extension of the existing footway crossing to a scope and specification to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, hardstanding to the dimensions and limits shown in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented to the written satisfaction of the Local Planning Authority.
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 highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 24 May 2023. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed footway crossing extension and all associated highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 26 May 2023

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

HIGHWAYS ASPECTS ONLY