

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/059

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71552

Location: 15 Brooklands Road, Ramsbottom, Bury, BL0 9SW

Development: Variation of Conditions 2 (approved plans) & 3 (Materials) of planning permission 68279 - To take account of the revised drawings showing the elevational treatment; Removal of Condition 6 as the work associated with the obtained bat licence have been completed; and Removal of Condition 7 (landscaping) - Previously discharged under the previous application and undertaken

RECOMMENDATION

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

1. 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.
2. The development hereby approved shall not be brought into use unless and until the car parking and bin storage arrangements and boundary alterations indicated on approved plan reference SK1000 Revision 2, incorporating the provision of a footway crossing extension, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated footway 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.

Reasons

1. 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.
2. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 09 July 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of the proposed footway crossing extension and any associated highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 10 July 2025

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

HIGHWAYS ASPECTS ONLY