

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/391

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67503

Location: 5-9 The Rock, Bury, BL9 0YB

Development: Change of use from offices to 12 No. apartments on 1/F-4/F; Ground floor to be retained as existing office use

RECOMMENDATION

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

1. The pedestrian access alterations indicated on the approved plans, incorporating a level 'Apartments Primary Entrance' onto The Rock and doors that do not open out into any of the adjacent adopted highways, shall be implemented to the satisfaction of the Local Planning Authority before the use hereby approved commences and thereafter maintained.
2. The in-curtilage bin storage arrangements indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority before the use hereby approved commences and thereafter be maintained available for use at all times.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety and disabled access.
2. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 28 March 2022. (N025 Amended)
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)

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-2-

3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024)

Date: 29 March 2022

Signed: A Southgate

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY