

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/272

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71077

Location: Land at rear of 100-102 Castle Hill Road & between 98-114 Woodgate Hill Road, Bury, BL9 7RS

Development: Application for permission in principle for the demolition of existing garages and the erection of up to 3 dwellings

RECOMMENDATION

I do not wish to restrict the granting of planning permission

Reasons

Comments and Observations

As part of the subsequent technical details consent stage, full details of the following should be submitted:

1. Proposed access to the site from the existing site access position;
2. Improvements to the carriageway surface of the unadopted Woodgate Hill Road in view of the intensification of use proposed;
3. Improvements to the access to the site from Woodgate Hill Road to provide adequate facilities for pedestrians and assist pedestrian crossing movements at the junction;
4. Provision/retention of adequate levels of visibility at back edge of the footway and at the junction of the site access with Woodgate Hill Road in accordance with the standards in Manual for Streets;
5. Provision of adequate facilities within the curtilage of the site to enable vehicles to enter and leave the site in a forward gear;
6. Provision of parking facilities within the curtilage of the site in accordance with the standards in Supplementary Planning Document 11 - Parking Standards in Bury;
7. Provision of bin storage arrangements within the curtilage of the site and/or each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' 3. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this curtilage system of refuse collection.

Date: 17 December 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY