

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/043

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71575

Location: Land adj 5 Stubbins Lane, Ramsbottom, Bury, BL0 0PU

Development: Application for reserved matters (access, appearance, landscaping, layout & scale) following outline approval for erection of 1 No. dwelling

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:
 - (1) Full reconstruction of the footway abutting the site incorporating the reinstatement of the access to a scope and specification to be agreed with the Highway Authority and all associated accommodation works required to tie the reconstructed footway into adjacent footway levels on Stubbins Lane;
 - (2) Provision of carriageway markings to extend the existing on-street layby to a scope and specification to be agreed with the Highway Authority and all associated accommodation works required on Stubbins Lane;
 - (3) Surface water drainage scheme for the proposed development to ensure that surface water will not be discharged from the site onto the adjacent adopted highway and all associated footway and drainage remedial works.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being first occupied.

2. The boundary wall details with foundations that do not encroach under the adjacent adopted highway and bin storage arrangements indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times.

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Reasons

1. To secure the satisfactory development of the site in terms of highway safety, 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 bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N011 Amended)
2. 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 Amended)
3. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary wall under the adjacent adopted highway.

Date: 06 March 2025

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

HIGHWAYS ASPECTS ONLY