

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/127

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69504

Location: Clarkes Craft Products, Empire Works, Railway Street,
Ramsbottom, Bury, BL0 9AS

Development: Provision of 2 No. ground floor bay windows and canopy
to front elevation/entrance, new ground floor window with
canopy, canopies to existing first floor windows and
retracting canopy to existing balcony; Render to front
elevation; New shop front to side elevation

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use unless and until the redundant footway crossing on Irwell Street has been reinstated to adjacent footway levels to a scope and specification to be agreed with the Highway Authority and implemented to the satisfaction of the Local Planning Authority.
2. The foundations for the proposed bay windows and new shop front shall not encroach under the adjacent adopted highways at any point.
3. There shall be no direct means of pedestrian access between the café and Irwell Street.

Reasons

- 1 & 2. To ensure good highway design and maintain the integrity of the adopted highway.
3. To ensure good highway design, in the interests of pedestrian safety.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 30 June 2023. (N025 Amended)

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2. 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 and permits will be the responsibility of the developer. (N004 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 bay windows and new shop front under the adjacent adopted highway.

Date: 03 July 2023

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

HIGHWAYS ASPECTS ONLY