

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/001

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67859

Location: Unsworth Academy, Parr Lane, Bury, BL9 8LP

Development: Siting of a 6 No. classroom modular building with associated landscape works including relocated car parking, playground and athletics facility

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively on approved plan references 21058.IN.01 Revision C and 2118-MEB-XX-XX-DR-A-3-103 -D, no development shall commence unless and until full details of the diversion of Part of Public Footpath Numbers 101 Bury and 7 Whitefield, incorporating all engineering operations required to provide the proposed minimum 2.0m wide route in a compacted 'Breedon' gravel type surface (or similar material to be agreed) with timber edgings and at a gradient that does not exceed 1 in 12, have been submitted to the Local Planning Authority. The details subsequently approved shall not be commenced unless and until the required diversion order has been secured and shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.
2. The repositioned car and cycle parking facilities indicated on approved plan references 21058.IN.01 Revision C and 2118-MEB-XX-XX-DR-A-3-103 -D shall be surfaced, demarcated and/or made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

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 public right of way network, all in the interests of highway safety.
2. To ensure adequate off-street car and cycle parking facilities are maintained in the interests of road safety.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 10 February 2022 and supersedes my previous recommendation of 02 February 2022. (N025 Amended)
2. This development affects Part of Public Footpath Numbers 101 Bury and 7 Whitefield. This planning decision does not authorise the diversion of the highway affected by the development. The applicant's attention is therefore drawn to the statutory procedures for obtaining a diversion order under Section 247 of the Town and Country Planning Act 1990 in order to authorise the diversion of the affected Public Right of Way and enable the development to be carried out in accordance with a valid and relevant planning permission. The Order will also provide for the provision of new/improved highways as long as these also form part of the planning permission (the diverted Public Right of Way). Development affecting the highway should not be commenced until the statutory requirements have been complied with and the diversion order made. Enquiries regarding the necessary procedures should be made to the Department for Operations, 3 Knowsley Place, Duke Street, Bury BL9 0EJ. Telephone 0161 253 5788. (N002)
3. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 17 February 2022

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY