

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 20/315

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66109

Location: 136 Stand Lane, Radcliffe, Manchester, M26 1GS

Development: Two/single storey extension at side to form retail at ground floor and 1 No. additional apartment to first floor with new access at side

RECOMMENDATION

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

1. The access and car parking alterations indicated on approved plan reference DA20070 006 Revision 1, incorporating the reinstatement of the redundant access to adjacent footway levels, demarcation of the limits of the adopted highway, provision of bollards clear of the adopted highway to prevent vehicle encroachment of the footway, 'tarmac driveway and parking area' constructed in a SUDS compliant permeable product and/or measures to prevent the discharge of water onto the adopted highway and all necessary works to the adjacent footway required to reinstate it to its former condition prior to commencement of the development, shall be implemented to the written satisfaction of the Local Planning Authority before the use hereby approved is commenced.
2. The car parking, turning facilities and bin storage arrangements indicated on approved plan reference DA20070 006 Revision 1 shall be provided prior to the development hereby approved being brought into use/first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. The development hereby approved shall not be brought into use/first occupied unless and until the bin storage arrangements indicated on approved plan reference DA20070 006 Revision 1 have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained available for use at all times.

Reasons

1. To ensure good highway design in the interests of pedestrian and road safety.
2. To ensure adequate off street car parking and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety

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3. To ensure adequate bin storage arrangements are provided within the curtilage of the site in the interest of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 05 October 2021 and supersedes my previous recommendation of 18 January 2021. (N025 Amended)
2. 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 treatment under the adjacent adopted highway.
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 11 October 2021

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY