

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/361

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67750

Location: 491 Bolton Road West, Ramsbottom, Bury, BL0 9RN

Development: Raise roof ridge height/roof extension to existing bungalow to form two storey dwelling with apex to front, replace bay windows with cottage style windows/pitched roofs and new bay window to side; Alterations to front boundary treatment/vehicular access

RECOMMENDATION

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

1. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose for the duration of the construction period and the area identified shall not be used for any other purposes other than the storage of construction materials.
2. The access and boundary wall alterations indicated on the approved plans, incorporating the extension (if required) of the existing footway crossing, new boundary wall with foundations that do not encroach under the adjacent adopted highway, demarcation of the limits of the adopted highway as a result of the access widening, inward opening/sliding pedestrian/vehicular gates, new porous asphalt driveway and/or measures to prevent the discharge of surface water onto the adopted highway and all necessary highway remedial works required to reinstate the footway to its former condition prior to the removal of the existing boundary wall, shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reasons

1. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety.
2. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.

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Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed access alterations and any footway remedial works (if required). The cost of the works will be the responsibility of the developer. (N011 Amended)
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)
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 fencing under the adjacent adopted highway.

Date: 30 November 2021

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

Head of Engineering

HIGHWAYS ASPECTS ONLY