

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/197

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71002

Location: 195 Rochdale Road, Pimhole, Bury, BL9 7BB

Development: Two/single storey rear extension; loft conversion with front and rear dormers

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 off-highway internal bin storage arrangements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
2. The proposed rear extension and access to the first floor flat indicated on the approved plans shall incorporate:
 - foundations that do not project under, and surface water arrangements that do not discharge onto, the adjacent adopted highway;
 - an inward opening gate and level access from the adjacent adopted back street;
 - all necessary highway remedial works to the adopted highway that may be required to reinstate the abutting footway to the same condition prior to commencement of the development.

The above shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reasons

1. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.
2. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.

Cont/.....

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 04 December 2024. (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 foundations that affect the adjacent adopted highway.
3. 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)
4. 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)
5. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 10 December 2024

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

HIGHWAYS ASPECTS ONLY