

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/203

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72075

Location: 1 Wiltshire Close, Bury, BL9 9EY

Development: Side storey extension; Single storey rear extension; Loft conversion with front & rear dormers; Relocation of main entrance to front elevation; Front porch & canopy; Bay windows to front elevation; Relocation of vehicular access to side/rear

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use/first occupied unless and until the redundant footway crossing indicated on approved plan reference SHT 3 of 3 Revision A and all associated footway remedial works have been implemented to the written satisfaction of the Local Planning Authority.
2. 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 and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

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

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 14 August 2025. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of the proposed footway crossing extension and any associated highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 15 August 2025

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

HIGHWAYS ASPECTS ONLY