

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/270

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69266

Location: Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA

Development: Conversion of existing 1 No. dwelling into 4 No. separate dwellings

RECOMMENDATION

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

1. The shared driveway access improvements indicated on approved plan reference 21053-208 Revision C shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.
2. The car parking and turning facilities indicated on approved plan reference 21053-208 Revision C shall be made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times.
(CAR1 Amended)
3. The bin storage facilities indicated on approved plan reference 21053-208 Revision C shall be made available to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and maintained thereafter.

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 adopted highway, all in the interests of highway safety.
2. To ensure adequate off-street car and cycle parking provision, in the interests of road safety.
3. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Cont/.....

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 12 March 2024. (N025 Amended)
2. 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: 14 March 2024

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

HIGHWAYS ASPECTS ONLY