

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/272

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68783

Location: 9 Swan Road, Ramsbottom, Bury, BL8 4ES

Development: Single storey garage extension at side with new driveway/raised garden areas at front and formation of rear patio with steps to garden level

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 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.
2. The revised access and car parking arrangements indicated on approved plan reference R-0469-13 Revision A, incorporating the reinstatement of the redundant footway crossing to adjacent footway levels and provision of a new footway crossing to a specification to be agreed on site with the Highway Authority incorporating edging to demarcate the limits of the adopted highway, hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway the proposed footway crossing and all associated highway remedial works, shall be implanted to the satisfaction of the Local Planning Authority prior to the new driveway hereby approved being brought into use and thereafter maintained available for use at all times. (CAR1 Amended)

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 secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway.

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Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 04 November 2022. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway crossing, reinstatement of the redundant footway crossing and all associated highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 08 November 2022

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

HIGHWAYS ASPECTS ONLY