

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 20/313

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66085

Location: Higher Ash, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD

Development: Change of use of barn to form dwelling including single storey, two storey and roof extensions; External alterations include hardstanding area, new pond and landscaping

RECOMMENDATION

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

1. No development shall commence unless and until full details of the following have been submitted to, and agreed with, the Local Planning Authority:
 - Scheme of mitigation measures to overcome the sites emergency access deficiencies, including the provision of a sprinkler/misting system to an agreed standard or other measures as agreed with GMFRS;
 - Confirmation that the recognised Approved Document requirements for Fire Service access will be met, incorporating:
 - Vehicular access for a fire appliance to within 45m of all points within the dwelling;
 - Access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
 - As the access road is more than 20m long, provision of a turning circle, hammerhead, or other turning point for fire appliances;
 - Provision of a suitable fire hydrant within 165m of the dwelling.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and approved measures subsequently maintained.

2. The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)

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3. The car parking indicated on the approved plans shall be surfaced and 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)
4. In-curtilage bin storage arrangements shall be provided within the curtilage of the site and 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.

Reasons

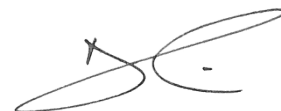
1. To secure the satisfactory development of the site in terms of fire safety.
2. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and ensure that the turning facilities are not obstructed by parked vehicles.
3. To ensure adequate off street car parking provision in the interests of road safety.
4. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the response from GMFRS of 20 November 2020. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 8 & 10, Ramsbottom, which abut/cross the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N003 Amended)
3. 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: 08 December 2020

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY