

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/076

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70470

Location: 1 Oxford Street, Pimhole, Bury, BL9 7EL

Development: Partial demolition and replacement of 1 No. dwelling

RECOMMENDATION

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

1. The access and boundary wall alterations indicated on approved plan reference RAD/2903/24/2 Revision D, incorporating the widening of the existing footway crossing, demarcation of the limits of the adopted highway/back of footway line, replacement sliding vehicle gate, measures to prevent the discharge of surface water onto the adopted highway and all associated remedial works to reinstate the footway to its condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority prior to the dwelling hereby approved being occupied/widened driveway brought into use.
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 the intervisibility of the users of the site and the adjacent highways, in the interests of road safety and to maintain the integrity of the adopted highway.
2. To maintain the integrity of the adopted highway and ensure adequate off highway 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 18 June 2024. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)
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 applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary walls under the adjacent adopted highway.

Date: 26 June 2024

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

HIGHWAYS ASPECTS ONLY