

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/054

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68075

Location: 125 Walmersley Road, Bury, BL9 5AY

Development: Amendment to approval 66547 Change of use and internal alterations only. Conversion of Nursery/Crèche (Class E) to supported living residential (Class C2) alterations to the roof to form a new dormer

RECOMMENDATION

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

1. The formation of the footway crossing extension shown indicatively on approved plan references 20711 102 Revision P1 & 21994 101 shall be of a width and in a position to be agreed on site prior to commencement of the development and implemented to an agreed specification and to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing/parking area brought into use.
2. The car and cycle parking indicated on approved plan references 20711 102 Revision P1 & 21994 101 shall be made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained available for use at all times. (CAR1 Amended)
3. The bin storage facilities indicated on approved plan reference references 20711 102 Revision P1 shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained available for use at all times.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway.
2. To ensure adequate off-street car & cycle parking provision in the interests of road safety.
3. To ensure adequate refuse storage and disposal arrangements are provided within the curtilage of the site.

Cont/.....

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the width and position of the proposed footway crossing extension that is to be agreed on site and its subsequent implementation. The cost of the works will be the responsibility of the developer. (N004 Amended)
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024)

Date: 23 March 2022

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY