

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/073

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69417

Location: 18-20 St Marys Place, Bury, BL9 0DZ

Development: Change of use of existing offices to 9 No. apartments with internal and external alterations to include replacement doors, provision of bicycle rack and bin storage and new boundary wall and gates at rear

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 full details of the proposed rear boundary treatment/wall and associated off-highway bin storage arrangements in accordance with Waste Management's 'Guide To Refuse Collection Requirements & Storage Methods for New Developments', incorporating foundations that do not encroach under, and gates that do not open outwards into, the adjacent adopted highway. The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing.
2. The cycle storage facilities indicated on the approved plans 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 at all times. (CAR2 Amended).

Reasons

1. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.
2. To ensure adequate cycle parking provision.

Comments and Observations

1. 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)

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2. 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 treatment/wall under the adjacent adopted highway.
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 and the specification for the proposed bin storage and refuse collection arrangements. (N024 Amended)
4. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 12 May 2023

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

HIGHWAYS ASPECTS ONLY