

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/124

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68222

Location: 4 Shipper Bottom Lane, Ramsbottom, Bury, BL0 0DB

Development: Two storey extension at side, single storey extension at rear, steps to front entrance and raised patio area 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 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 development hereby approved shall not be brought into use unless and until the access, parking and bin storage arrangements indicated on approved plan reference 22-05-10 Revision A, incorporating a new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the highway and all associated remedial works to reinstate the adjacent Public Right of Way to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.

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 ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any highway remedial works required as a result of the proposed development. The cost of the works will be the responsibility of the developer. (N011 Amended)

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-2-

2. The applicant's attention is drawn to the existence of Public Right of Way No. 102, Ramsbottom, which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)

Date: 22 June 2022

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

HIGHWAYS ASPECTS ONLY