

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/145

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 73203

Location: 21 Sandringham Drive, Tottington, Bury, BL8 4DJ

Development: Single storey side extension; Front and rear dormers;
Porch extension; Dropped kerb with new drive;
Relocation of detached garage at rear

RECOMMENDATION

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

1. The formation of the new vehicular access and driveway indicated on approved plan reference 5A, incorporating the provision of a footway crossing, a 5.0m minimum length driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway, and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to an agreed specification and to the written satisfaction of the Local Planning Authority prior to the extension and driveway hereby approved being brought into use.
2. The visibility splay indicated on approved plan reference 5A shall be implemented to the written satisfaction of the Local Planning Authority before the development/new access is brought into use and subsequently maintained free of obstruction above the height of 0.9m. (HY06 Amended)

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 the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

Comments and Observations

The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Cont/.....

Date: 27 May 2025

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

HIGHWAYS ASPECTS ONLY