

BURY COUNCIL
DEPARTMENT OF PLACE

REF NO: 25/091

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

Planning Application No: 71700

Location: Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP

Development: Application for reserved matters (access, appearance, landscaping, layout and scale) following outline approval (67830) erection of 1 No. dwelling

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until scheme of highway works, incorporating the provision of a new footway crossing and edgings at the back of the footway with a 50mm upstand along the Holthouse Road site boundary in order to demarcate the limits of the adopted highway and all associated highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development and following removal of the existing boundary treatment, have been agreed on site with the Highway Authority. The highway works subsequently agreed shall be implemented to the satisfaction of the Local Planning prior to the dwelling hereby approved being first occupied.
2. The visibility splays/forward visibility envelopes indicated on the submitted plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
3. The car parking and turning facilities indicated on the approved plans shall be surfaced in the permeable block paving shown and made available for use/implemented to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times. (CAR1 Amended).
4. The refuse storage arrangements to be provided within the curtilage of the site for the new dwelling shall be made available for use to the satisfaction of the Local Planning Authority prior to first occupation of the dwelling hereby approved and thereafter maintained at all times.

Reasons

1. To ensure good highway design and to maintain the integrity of the adopted highway.

Cont/.....

2. To the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
3. To ensure adequate off-street car parking provision and to minimise the standing and turning movements of vehicles on the highway, in the interests of road safety.
4. To ensure that adequate bin storage arrangements are provided within the curtilage of the dwelling.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 21 August 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)
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. (N024)

Date: 21 August 2025

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

HIGHWAYS ASPECTS ONLY