

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/372

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66744

Location: St John Shuttleworth, Whalley Road, Ramsbottom,
BL0 0EF

Development: Change of use from church to dwelling

RECOMMENDATION

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

The car parking and bin storage facilities provided within the curtilage of the site indicated on approved plan reference 367 PD 0013 Revision B shall be made available for use to the satisfaction of the Local Planning Authority before the use hereby approved commences and shall subsequently be maintained available for use at all times.

Reasons

To ensure adequate off-highway car parking and bin storage facilities are provided within the curtilage of the site, in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 07 March 2022 and supersedes my previous recommendation of 30 December 2021. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No. 181, Ramsbottom (Church Road), 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)
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 7010, regarding the operation of this system if required. (N024 Amended)
4. 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 highway. (N001 Amended)

Cont/.....

Date: 10 March 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop that ends in a small horizontal dash.

Head of Engineering

HIGHWAYS ASPECTS ONLY