

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/172

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70937

Location: Land adjacent to Abbotts Hall, Woodhey Road,
Ramsbottom, Bury, BL0 9RD

Development: Proposed access track with adjacent footpath;
realignment of section of public right of way; retention of
pet memorial; new bin and cycle storage; 9no. additional
parking spaces, vehicular manoeuvring area and
associated landscaping

RECOMMENDATION

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

The car parking and turning facilities indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the residential live/work unit hereby approved being occupied and thereafter maintained at all times. (CAR1)

Reasons

To ensure adequate off street car parking arrangements in the interests of highway safety.

Comments and Observations

1. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
2. The applicant's attention is drawn to the existence of Public Right of Way No. 87, Ramsbottom, that forms the access to and crosses part of the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N003 Amended)

Cont/.....

Date: 21 November 2024

Signed: A Southgate

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY