

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/081

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70544

Location: 129 Croft Lane, Bury, BL9 8QH

Development: Change of use to form residential dwelling with additions/alterations to front/side elevations

RECOMMENDATION

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

1. The revised vehicular and pedestrian access arrangements indicated on the approved plans, incorporating the provision of a sliding gate set back a minimum of 5.5m from the back of the footway/limits of the adopted highway, demarcation of the limits of the adopted highway and segregated pedestrian route and gate, shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained. (HY08 Amended)
2. The works to form the proposed landscaped buffer, incorporating edgings at the back of the footway with a 50mm upstand in a position to be agreed on site with the Highway Authority 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 demolition of the single storey porch, shall be implemented to the satisfaction of the Local Planning prior to the use hereby approved commencing. (HY08 Amended)

Reasons

- 1 & 2. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 08 July 2024. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations 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)

Date: 11 July 2024

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

HIGHWAYS ASPECTS ONLY