

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 20/320

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66135

Location: 110 Ainsworth Road, Bury, BL8 2RS

Development: Single storey rear extension to existing dental surgery

RECOMMENDATION

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

1. The proposed extension shall incorporate foundations that do not encroach under the adjacent adopted highway at any point as indicated on approved plan reference IPS/R/110/BL82RS SHT 2 OF 2 Revision A and the existing footway adjacent to the proposed extension shall be reinstated to its former condition within 1 month of the proposed development being brought into use. The scope and specification for the ground reinstatement if required as a direction result of the construction of the extension shall be submitted to and agreed in writing with the Local Planning Authority prior the proposed development being brought into and carried out in accordance with the approved details.
2. The bin storage facilities indicated on the approved plans shall be provided 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

1. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.
2. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site, in the interests of road safety.

Comments and Observations

1. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the extension under the adjacent adopted highway.

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2. The applicant's attention is drawn to the need to consult the Department for Resources and Regulation regarding the need to agree the scope and specification of the any required highway works. The cost of the works will be the responsibility of the applicant. (N011 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. (N024)

Date: 27 November 2020

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

Head of Engineering

HIGHWAYS ASPECTS ONLY