

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/055

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70509

Location: Brick House Farm, Griffe Lane, Bury, BL9 8QS

Development: Erection of 1 No. live-work unit

RECOMMENDATION

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

1. No development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - Details of water infrastructure;
 - Commercial/residential sprinkler/fire suppression systems to the appropriate British Standard or equivalent standard at each residential live/work unit;
 - Type and location of fire hydrants or suitable alternative-on site water storage facilities.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the residential live/work unit to which it relates is first occupied.

2. The car parking 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

1. To ensure compliance with the requirements of Greater Manchester Fire and Rescue Service, in the interests of fire safety.
2. To ensure adequate off street car parking provision in the interests of road safety

Cont/.....

Comments and Observations

1. This recommendation is made and condition proposed in response to comments previously received from Greater Manchester Fire and Rescue Service to a previous planning application (reference 53633) raising concerns over the site's emergency access deficiencies.
2. 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.
3. The applicant's attention is drawn to the existence of the Public Rights of Way that form the access to, abut and cross part of the site. No development should take place which affect the Rights of Way in the absence of an appropriate closure or diversion order. (N003 Amended)

Date: 15 November 2024

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY