

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/204

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68570

Location: 48 Rudgwick Drive, Bury, BL8 1YA

Development: Two storey side extension; Single storey rear extension;
Raise roof ridge height

RECOMMENDATION

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

1. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
2. The revised car parking arrangements indicated on approved plan reference 112-P01 Revision B, incorporating the retention of the existing dropped crossing and parking facilities at the front of the property, and provision of replacement boundary treatment at the junction with Hailsham Close, shall be implemented to the satisfaction of the Local Planning Authority prior to the extension hereby approved being brought into use and thereafter maintained available for use at all times. (CAR1 Amended)

Reasons

1. To maintain the integrity of the adopted highway and ensure adequate off street material storage arrangements for the duration of the construction period, in the interests of highway safety.
2. To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway.

Comments and Observations

1. This recommendation relates to revised plan reference 112-P01 Revision B received by this Section on 25 August 2022. (N025 Amended)

Cont/.....

Date: 25 August 2022

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

HIGHWAYS ASPECTS ONLY