

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/098

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70664

Location: 108 & 110 Ainsworth Road, Bury, BL8 2RS

Development: Change of use of No.108 Dwelling (class C3) to dental clinic (class D) merge with existing dental clinic at No.110, window to front elevation; 3 new parking bays at rear, single storey rear extension and dormer extension at rear

RECOMMENDATION

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

Notwithstanding the details shown indicatively on approved plan references SHT 3 of 4, the use hereby approved/no development shall commence unless and until full details of the provision of the 3 No. parking bays at the rear of the property, incorporating the provision of a new access to the parking area from Back Ainsworth Road, measures to prevent access to the parking area from Ramsey Grove, provision of a 5.0m minimum length hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adjacent highways, and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development and demolition of the affected garage/boundary alterations, have been submitted to the Local Planning Authority. The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

Reasons

To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the highways that abut the site, all in the interests of highway safety.

Comments and Observations

1. 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 developer. (N004 Amended)

Cont/.....

Date: 28 May 2024

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

HIGHWAYS ASPECTS ONLY