

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/014

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67971

Location: 4 Emerald Cottages, Boothwood Stile, Ramsbottom, Bury,
BL8 4NE

Development: Relocation of existing gated access and re-building of
existing boundary wall to allow for off street parking within
residential curtilage

RECOMMENDATION

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

The amended access and new car parking arrangements indicated on approved plan reference 2021/23-02 Revision F, incorporating inward opening gates and all necessary highway remedial works required to reinstate the adjacent Public Right of Way to its former condition prior to commencement of the development, shall be implemented to the satisfaction of the Local Planning Authority before the parking facilities are brought into use.

Reasons

To ensure adequate off-highway car parking and bin storage facilities are provided within the curtilage of the site, in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 08 March 2022. (N025 Amended)
2. The applicant's attention is drawn to the existence of Public Right of Way No. 26, Ramsbottom (Church Road), which abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the highway. (N001 Amended)

Cont/.....

Date: 11 March 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop that ends with a small horizontal dash.

Head of Engineering

HIGHWAYS ASPECTS ONLY