

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/185

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71989

Location: 12 Pinewood Crescent, Ramsbottom, Bury, BL0 9XE

Development: Single storey side/rear extension; Render to all elevations: Cladding to front elevation; Extension to vehicular access & driveway

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use unless and until the car parking and boundary alterations indicated on approved plan reference 2 Revision A, incorporating the provision of a footway crossing extension, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented to the written satisfaction of the Local Planning Authority.
2. 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.

Reasons

1. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
2. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

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Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 18 July 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of the proposed footway crossing extension and any associated highway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 24 July 2025

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

HIGHWAYS ASPECTS ONLY