

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/105

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71704

Location: Former HSS Hire Unit, 121-131 Bell Lane, Bury, BL9 6BB

Development: Installation of new front door and windows to all elevations

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of measures to provide adequate DDA/Building Regulations compliant pedestrian accesses to the proposed front doors on the Bell Lane elevation of the building have been submitted to and approved by the Local Planning Authority, incorporating works to alter any existing ramps constructed on the adopted highway that do not comply with the Highway Act 1980. The measures and all highway remedial works subsequently approved shall be implemented to the satisfaction of the Local Planning Authority and maintained thereafter.
2. The new ground floor window on the front elevation shall be installed so it shall not open outwards over the adjacent adopted footway below a height of 2.4m.

Reasons

1. To ensure good highway design, to maintain the integrity of the adopted highway and compliance with Policies HT5/1, JP-C5 and JP-C6.
2. To ensure compliance with Section 153 of the Highways Act 1980 and in the interests of pedestrian 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 remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

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2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors and windows outwards into the adopted highway. (N001 Amended)

Date: 14 May 2025

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

HIGHWAYS ASPECTS ONLY