

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/064

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67812

Location: 2 Cook Street, Bury, BL9 0RP

Development: Conversion of first floor from storage to 8 No. flats with addition of new windows/brickwork to front/rear elevations

RECOMMENDATION

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

1. The development hereby approved shall not be commenced unless and until the full details of in-curtilage bin storage arrangements for the proposed and existing uses of the building have submitted to and approved by the Local Planning Authority. The facilities subsequently approved shall be maintained available for use by the respective uses at all times, clear of the adopted highway.
2. The development hereby approved shall not be first occupied unless and until the car park access and allocation alterations indicated on approved plan reference IPS/R/2/BL90RP 'SHT 4 of 7', incorporating the reinstatement of the redundant vehicular accesses onto Cook Street at the southerly end of the building and between the existing car park entrance and the un-named side street abutting the south-easterly site boundary, removal of the existing gate, relocation of the affected CCTV camera abutting the Back South Cross Street East boundary, relocation/removal of the affected fenceline abutting the Back South Cross Street East boundary required to partially sub-divide the car park and provide a secondary access, and all associated highway remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development, have been implemented to the written satisfaction of the Local Planning Authority.
3. The revised car parking arrangements for use by the proposed flats and existing cash and carry indicated on approved plan reference IPS/R/2/BL90RP 'SHT 4 of 7' shall be surfaced, demarcated and made available for the intended respective uses to the written satisfaction of the Local Planning Authority prior to the development hereby approved being first occupied and thereafter maintained available for the intended respective uses at all times. (CAR1 Amended)

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Reasons

1. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.
2. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety
3. To ensure adequate off-street car parking provision in the interests of road safety.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway works. The cost of the works will be the responsibility of the applicant. (N011 Amended)
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024)

Date: 23 March 2022

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY