

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/019

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69223

Location: 165 Bolton Road, Bury, BL8 2NW

Development: Alterations to shop front/installation of roller shutters and subdivision of 1 No. shop into 2 No. retail units;
Two/single storey extension at rear and alterations to form 2 No. ground floor flats and 1 No. additional first floor flat

RECOMMENDATION

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

1. The boundary alterations indicated on the approved plans shall incorporate foundations that do not encroach under the adopted highway and all highway remedial works required at the interface with the adopted highway to reinstate the adopted highway to its condition prior to commencement of the development shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use/first occupied.
2. The bin storage details shown on the approved plans shall be provided and made available for use prior to the first occupation of the development hereby approved and shall thereafter be maintained. There shall be no bins stored at the front of the property or on the adopted highway at any time.

Reasons

1. To maintain the integrity of the adopted highway, in the interests of highway safety.
2. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety pursuant to Bury Unitary Development Plan Policy EC4/1 - Small Businesses and EN1/2 - Townscape and Built Design.

Comments and Observations

1. 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 adopted highway. (N001)

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2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the rear boundary wall under the adjacent adopted highway.
3. The applicant's attention is drawn to the fact that signs projecting over the footway must be erected with a 2.4m minimum underside clearance and 0.45m minimum horizontal clearance to the kerb. (N022)
4. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)
5. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 16 February 2023

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

HIGHWAYS ASPECTS ONLY