

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/051

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68002

Location: Titus Barn, Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

Development: Conversion of existing building to 1 No. dwelling including dormer on the rear

RECOMMENDATION

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

1. The visibility splays indicated on approved plan reference PL K1028/01 Revision D, implemented by the removal of the existing hedge and gates and lowering of the existing stone wall/gateposts, shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied and subsequently maintained free of obstruction above the height of 0.9m. (HY06 Amended)
2. The turning facilities indicated on approved plan reference PL K1028/01 Revision D shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. The car parking indicated on approved plan reference PL K1028/01 Revision D shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended)

Reasons

1. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety
2. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
3. To ensure adequate off-street car parking provision in the interests of road safety.

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Comments and Observations

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)

Date: 10 March 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

Head of Engineering

HIGHWAYS ASPECTS ONLY