

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/390

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67630

Location: 385 Parr Lane, Bury, BL9 8PH

Development: Change of use from ground floor shop to residential unit
with single storey front extension

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved plan reference 00 Revision C, the boundary treatment alterations at the front/side of the property shall not be commenced unless and until the limits of the existing adopted highway have been agreed on site with the Highway Authority. The subsequent works to remove the existing bollards and replace them with a 400mm high dwarf brick wall located clear of the limits of the adopted highway identified, incorporating foundations that do not encroach under the adjacent adopted highway and any necessary highway remedial works required to reinstate the adjacent footway to its former 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.
2. The car parking arrangements indicated on approved plan reference 00 Revision C shall be made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained available for use at all times. (CAR1 Amended)

Reasons

1. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway.
2. To ensure adequate off street car parking provision is available for use, in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 19 January 2022. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the proposed access alterations and associated footway remedial works. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 20 January 2022

Signed:

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

Head of Engineering

HIGHWAYS ASPECTS ONLY