

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 20/295

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 65963

Location: Lake Hill, Walshaw Road, Bury, BL8 1PT

Development: Conversion of existing dwelling and associated garages/outbuildings to 6 No. apartments, 2 No. semi-detached houses and 1 No. bungalow

RECOMMENDATION

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

1. Prior to first occupation of the development hereby approved, a domestic sprinkler system to meet the requirements of BS 9251:2014, or any subsequent revised standard, shall be installed in the dwellings hereby approved. The sprinkler systems shall thereafter be maintained at all times.
2. The car parking indicated on the approved plans shall be surfaced and made available for use prior to first occupation of the dwellings hereby approved and thereafter maintained available for use at all times. (CAR1 Amended)

Reasons

1. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.
2. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

Comments and Observations

1. This recommendation relates to the requirements of Greater Manchester Fire and Rescue Service detailed in their letter reference SG/JJ/PLANAC/PR1011853, dated 19 November 2020. (N025 Amended)

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2. The full details of a scheme of mitigation measures required by Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies should be discussed with the fire service. The details/measures should incorporate the installation of domestic sprinkler/misting system in the proposed dwellings to current appropriate standards (as conditioned), as well as ensure that the recognised Approved Document requirements for Fire Service access will be met:
- Vehicular access for a fire appliance to within 45m of all points within the dwellings;
 - The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
 - If the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required;
 - There should be a suitable fire hydrant within 165m of the furthest dwelling.

The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwellings are first occupied and thereafter maintained at all times.

3. 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: 11 January 2021

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY