

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/078

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71618

Location: 32 Stand Lane, Radcliffe, Manchester, M26 1LJ

Development: Demolish rear extensions; first floor extension at rear, raise ridge height of main roof with dormer extension at rear

RECOMMENDATION

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

1. The bin storage facilities indicated on the approved plans shall be made available to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.
2. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.
2. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Business Growth and Infrastructure detailing any proposed demolition works in connection with the proposed development. (N020)

Date: 25 March 2025

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY