

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/205

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71060

Location: 7 Church Street, Ainsworth, Bolton, BL2 5RA

Development: Change of use from mixed commercial use with associated living accommodation above to ground floor commercial use (Class E(a)) and 1 no. self-contained first floor flat (Class C3); Two storey rear extension

RECOMMENDATION

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

1. The car parking indicated on the approved plans 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 at all times.
2. The bin storage facilities indicated on the approved plans shall be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.
3. 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 off-street car and cycle parking provision, in the interests of road safety.
2. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.
3. 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.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 22 November 2024. (N025 Amended)
2. 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)
3. The applicant's attention is drawn to the fact that the adopted highway and unadopted rear access should not be used for the storage of bins.

Date: 22 November 2024

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

HIGHWAYS ASPECTS ONLY