

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/154

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70877

Location: 166A Walmersley Road, Bury, BL9 6LL

Development: Two storey rear extension

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details, on a topographical based survey of the site and adjacent highways, of the following have been submitted to and agreed with the Local Planning Authority:
 - Dimensioned foundation details (in plan as well as in cross-section) and surface water drainage arrangements for the proposed two storey rear extension confirming that there will be no adverse impact on/no encroachment under/projection over/discharge onto the adjacent adopted highway;
 - Finished floor slab levels relative to Chesham Road/Back Walmersley Road East;
 - A scheme of footway works on Chesham Road/Back Walmersley Road East to a specification to be agreed, incorporating the reconstruction of the footway abutting the site required as a result of the construction of the extension and the need to properly demarcate the limits of the adopted highway and all associated highway remedial works;
 - Measures at the interface with the adopted highway to ensure that there will be no level differences between the back of the footway and the site.

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

2. The development hereby approved shall not be brought into use unless and until the off-highway, internal bin storage arrangements indicated on approved plan reference PL01 Revision B, incorporating inward opening doors, have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained at all times.

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Reasons

1. To ensure good highway design and to maintain the integrity of the adopted highway.
2. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 02 December 2024. (N025 Amended)
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the extension under the adjacent adopted highway.
3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)
4. 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)
5. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 19 December 2024

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

HIGHWAYS ASPECTS ONLY