

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 22/267

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 68687

Location: 2 Westgate Avenue, Ramsbottom, Bury, BL0 9SS

Development: Two storey extension at side with front porch; Part single/Part two storey extension at rear; Formation of parking area at front with new vehicular access and erection of retractable gate

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**RECOMMENDATION**

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

1. 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.
2. The access and car parking arrangements indicated on approved plan reference 0694PCD/22 Revision C, incorporating the provision of a new footway crossing incorporating edging to demarcate the limits of the adopted highway, inward opening gates and boundary fence with foundations that do not encroach under the adjacent adopted highway, 7.5m long hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, shall be provided to the satisfaction of the Local Planning Authority prior to the new driveway hereby approved being brought into use and thereafter maintained available for use at all times. (CAR1 Amended)

**Reasons**

1. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety.
2. To secure the satisfactory development of the site in terms of highway safety, to allow adequate space to maintain a vehicle clear of the highway and maintain the integrity of the adopted highway.

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### **Comments and Observations**

1. This recommendation relates to the revised plan received by the Council on 26 October 2022. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway crossing and any necessary highway remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 27 October 2022

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

**HIGHWAYS ASPECTS ONLY**