

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/349

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67684

Location: 45 Church Street West, Radcliffe, Manchester, M26 2SP

Development: Change of use of vacant nightclub (Sui Generis) to a licenced pizza restaurant (Class E), and associated external alterations including installation of a flue to the rear elevation

RECOMMENDATION

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

1. The use hereby approved shall not be commenced unless and until the works to reinstate the redundant cellar access and grate on the adjacent footway to a scope and specification to be agreed with the Highway Authority and lower/alter the existing pedestrian access from Church Street West indicated on approved plan references 45CSW/200/PL Revision P1 and 45CSW/202/PL Revision P1 have been implemented to the satisfaction of the Local Planning Authority.
2. The kitchen ventilation fan and ducting indicated on approved plan reference C661/1 Revision C that projects over the adopted footway on Quarry Street shall be installed with a 2.4m minimum underside clearance and 0.45m minimum horizontal clearance to the kerb.

Reasons

1. To ensure good highway design and maintain the integrity of the adopted highway.
2. In the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 19 January 2022. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of all works on the adjacent adopted highway. The cost of the works will be the responsibility of the developer. (N011 Amended)
3. The applicant's attention is drawn to the fact that the kitchen ventilation fan and ducting projecting over the footway must be erected with a 2.4m minimum underside clearance and 0.45m minimum horizontal clearance to the kerb. (N022 Amended)
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)

Date: 20 January 2022

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY