

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/327

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72530

Location: Land at Ivy Bank, Walmersley Old Road, Bury, BL9 6RU

Development: Application for permission in principle for the erection of
1 No. dwelling

RECOMMENDATION

I do not wish to restrict the granting of planning permission

Reasons

Comments and Observations

1. As part of the subsequent technical details consent stage, full details of the following should be submitted:
 1. Proposed access to the site from the existing site access position, which is located outside the red-edge site submitted;
 2. In the event that the existing site access position cannot not to be utilised, proposals for the formation of a new access to the site, incorporating an access width/arrangements determined by a swept path analysis of the junction with Walmersley Old Road and adequate facilities for pedestrians at the junction and to the dwelling from the adopted highway;
 3. Provision of adequate levels of visibility at back edge of the highway and at the junction of the site access with Walmersley Old Road in accordance with the standards in Manual for Streets;
 4. Provision of adequate facilities within the curtilage of the site to enable vehicles to enter and leave the site in a forward gear;
 5. Provision of parking facilities within the curtilage of the site in accordance with the standards in Supplementary Planning Document 11 - Parking Standards in Bury;
 6. Provision of bin storage arrangements within the curtilage of the site and/or each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' 3. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this curtilage system of refuse collection.

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2. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 8, 9 & 10, Bury that abut the site. No development should take place which affects the Rights of Way in the absence of an appropriate closure or diversion order. (N003 Amended)
3. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered (without permission), gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

Date: 12 December 2025

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

HIGHWAYS ASPECTS ONLY