

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/056

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

Planning Application No: 72542

Location: Land adjacent to 62 Springside Road, Bury, BL9 5JQ

Development: Application for reserved matters (appearance, landscaping, layout and scale) following outline approval (68815) for 12 No. dwellings and all details required to discharge the following conditions from application 68815: 6 (Drainage Strategy), 7 (Boundary Treatment), 9 (Amphibians Avoidance Measures), 11 (Hedgehogs and Other Mammals Avoidance Measures), 16 (Highways Aspects) and 18 (Travel Plan Strategy)

RECOMMENDATION

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

1. The visibility splays/forward visibility envelopes indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m. (HY06 Amended)
2. The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. The car parking indicated on the approved plans shall be surfaced and made available for use to the written satisfaction of the Local Planning Authority prior to the each dwelling to which it relates being occupied and thereafter maintained at all times. (CAR1 Amended).
4. Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reasons

1. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
2. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety

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3. To ensure adequate off-street car parking provision in the interests of road safety.
4. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 18 August 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway, street lighting and traffic calming works and implementation of any required traffic regulation orders. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the need to complete a Section 38 Agreement under the Highways Act 1980, and a Section 104 Agreement under the Water Industry Act 1991, regarding the future adoption of the proposed roads and sewers. (N008 Amended)
4. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 155 & 160, Bury, which form the access to, cross and/or abuts the site. No development should take place which affects the Rights of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
5. 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, gates erected across their width (unless authorised by Bury Council as 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.
6. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing. (N019)
7. It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder. (N021)

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8. 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 6189/6650, regarding the operation of this system.
(N024 Amended)

Date: 26 August 2026

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

HIGHWAYS ASPECTS ONLY