

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/132

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

Planning Application No: 73083

Location: 102 Sixth Avenue, Bury, BL9 7RP

Development: Change of use from dwelling (Class C3) to a children's residential care home (Class C2) for up to 3 children

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 parking arrangements indicated on the approved plans, incorporating the retention of the existing footway crossings and hardstandings, have been made available to the satisfaction of the Local Planning Authority.
2. Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

1. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway, in the interests of road safety.
2. To ensure that adequate bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 18 June 2026. (N025 Amended)
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 18 June 2026

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY