

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/191

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69826

Location: 45 Knowsley Street, Bury, BL9 0ST

Development: Change of use from offices (Use Class E) to 8 No. bedroom 8 person HMO (Sui Generis) with 2 No. front velux rooflights, and 2 No. rear velux rooflights to be installed; Erection of 1.8m high boundary fence and gated access to rear.

RECOMMENDATION

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

1. The car and cycle parking indicated on the approved plans shall be made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
2. The bin storage facilities indicated on the approved plans shall 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 and cycle parking provision, in the interests of road safety.
2. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to revised plans received by this Section on 04 August 2023. (N025 Amended)
2. 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)

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3. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 04 August 2023

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

HIGHWAYS ASPECTS ONLY