

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/222

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71116

Location: 16 Hall Street, Walshaw, Tottington, Bury, BL8 3BD

Development: Change of use from office to residential (Class C3)

RECOMMENDATION

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

1. The car parking facilities indicated on approved plan reference 24.3320.3B shall be surfaced and made available for use to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times. (CAR2 Amended).
2. The bin storage facilities indicated on approved plan reference 24.3320.3B shall comply 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, to allow adequate space to maintain a vehicle clear of the highway and ensure the intervisibility of the users of the site and the adjacent highways, 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

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: 01 October 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY