

**BURY COUNCIL**  
**DEPARTMENT FOR OPERATIONS**

REF NO: 20/324

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 66142

Location: Knowsley House, Knowsley Road, Ainsworth, Radcliffe,  
Bolton, BL2 5PT

Development: Change of use from nursing home to private dwelling  
including alterations and garage extension

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**RECOMMENDATION**

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

1. Prior to first occupation of the development hereby approved, a sprinkler system to meet the requirements of BS 9251:2014 shall be installed in the dwelling hereby approved. The sprinkler system shall thereafter be maintained at all times.
2. The car parking indicated on the approved plans shall be surfaced and made available for use prior to first occupation of the dwelling hereby approved and thereafter maintained available for use at all times. (CAR1 Amended)

**Reasons**

1. In the interests of fire safety and to ensure the safe and satisfactory development of the site and for its future occupiers pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.
2. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

**Comments and Observations**

1. This recommendation relates to the requirements of Greater Manchester Fire and Rescue Service detailed in their letter dated 06 May 2020 (reference SG/CRB/PLANAC/PR1008220) received by this Section on 11 June 2020 in relation to planning application 65412 for another, similar change of use application at this site. (N025 Amended)

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2. The full details of a scheme of mitigation measures required by Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies should be discussed with the fire service. The details/measures should incorporate the installation of a residential sprinkler/misting system in the dwelling to current appropriate standards as conditioned, as well as ensure that the recognised Approved Document requirements for Fire Service access will be met:
- Vehicular access for a fire appliance to within 45m of all points within the dwellings;
  - The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
  - If the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required;
  - There should be a suitable fire hydrant within 165m of the furthest dwelling.

The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwelling is first occupied and thereafter maintained at all times.

3. 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)

Date: 05 January 2021

Signed:



**Head of Engineering**

**HIGHWAYS ASPECTS ONLY**