

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/041

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

Planning Application No: 72820

Location: Three Gates Farm, Turton Road, Tottington, Bury,
BL8 3QG

Development: Conversion of building (Use Class B8) to 1 No. dwelling

RECOMMENDATION

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

1. The car parking and turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied and the facilities and areas used for the manoeuvring of vehicles shall subsequently be maintained at all times. (CAR1 Amended).
2. The bin storage arrangements indicated on the approved plans shall be provided before the use hereby approved is commenced and thereafter maintained.

Reasons

1. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
2. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. 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.

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2. The applicant's attention is drawn to the existence of Public Right of Way No. 16, Tottington, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
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 Amended)

Date: 08 April 2026

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

HIGHWAYS ASPECTS ONLY