

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/295

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71306

Location: Railway Hotel, 427 Ainsworth Road, Radcliffe, Manchester,
M26 4HN

Development: Change of use from public house into a 10 bed House in
Multiple Occupation (HMO) (sui generis)

RECOMMENDATION

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

The cycle and 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

To ensure adequate cycle storage arrangements and provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, in the interests of highway safety.

Comments and Observations

1. The applicant's attention is drawn to the existence of Public Right of Way No. 33, St. Andrew's, Radcliffe, which 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)
2. 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 the 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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3. 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)
4. The applicant's attention is drawn to the fact that the adopted highway or the adjacent Public Right of Way should not be used for the storage of bins.

Date: 24 January 2025

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

HIGHWAYS ASPECTS ONLY