

BURY COUNCIL
DEPARTMENT OF PLACE

REF NO: 24/284

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

Planning Application No: 71217

Location: Bassfield Farm, Manchester Road, Ramsbottom, Bury,
BL9 5LY

Development: Change of use of building from storage to residential

RECOMMENDATION

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

The use hereby approved shall not be commenced unless and until the access, parking and bin storage arrangements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained.

Reasons

To minimise the standing of vehicles on the highway and to ensure adequate off-street car parking provision, in the interests of road safety

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 26 June 2025. (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)

Date: 01 September 2025

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

HIGHWAYS ASPECTS ONLY