

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/209

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68542

Location: 79 Bury New Road, Whitefield, Manchester, M45 7EG

Development: Change of use from 6 bed HMO (Class C4) to 8 bed HMO (Sui Generis)

RECOMMENDATION

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

1. Prior to the use hereby approved commencing, details of the proposed 'low level barrier' as indicated on the site plan, shall be submitted to the Local Planning Authority for approval. The barrier shall be positioned to ensure that pedestrian access onto Bury New Road adjacent to No. 79 and access to the adjacent footway chamber is maintained, and be completed prior to the additional residential units hereby approved being brought into use and retained thereafter.
2. The car parking indicated on the approved plans shall be demarcated and made permanently available for use prior to the additional residential units hereby approved being brought into use.

Reasons

1. To prevent encroachment of parked cars onto the public footway in the interests of road safety.
2. 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 12 & 21 October 2022. (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: 03 November 2022

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY