

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/271

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

Planning Application No: 72327

Location: 263 Bury Old Road, Prestwich, Manchester, M25 1JA

Development: Change of use from hot-food takeaway (Use Class Sui Generis) to part ground floor office (Use Class E) and part ground floor and all first floor 4 bedroom (single occupancy) House in Multiple Occupation (HMO) (Use Class C4)

RECOMMENDATION

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

1. The bin store/ bike store indicated on approved plan A1.2 Revision PL7 shall be fitted with a roller shutter door or a similar approved type which does not project outwards at any time during or after operation to the satisfaction of the Local Planning Authority and shall thereafter be maintained.
2. The refuse storage facilities and covered and secure cycle storage provision indicated on approved plan A1.2 Revision PL7 shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.
3. The proposed 'new entrance door' in the side elevation indicated on approved plan A1.2 Revision PL7, incorporating a step constructed within the width of the gable wall and inward opening door, shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.

Reasons

1. To ensure compliance with the Highways Act 1980 which prohibits the opening of doors outwards onto the adopted highway, in the interests of pedestrian safety.
2. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, and sufficient cycle storage provision is secured, in the interests of amenity and to promote modal shift and encourage travel to the site by more sustainable modes of transport in accordance with Policies JP-C6: 'Walking and Cycling' and JP-C8: Transport Requirements of New Development of the Places for Everyone Development Plan.

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3. To ensure good highway design, compliance with the Highways Act 1980 and maintain the integrity of the adopted highway, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 03 December 2025. (N025 Amended)
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of a step on the adjacent adopted highway.
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 should not be used for the storage of bins.

Date: 10 December 2025

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

HIGHWAYS ASPECTS ONLY