

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/198

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

Planning Application No: 73199

Location: 194 Hornby Street, Bury, BL9 5BA

Development: Change of use of first floor from mixed use of commercial/living accommodation (Class C3/Class E) to 3 bed, 3 person (single occupancy) HMO (House in Multiple Occupation) (Class C4); Change of existing rear tiled roof to flat roof and alterations to existing elevations

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The proposed bin storage/refuse collection arrangements are sub-standard and lack of a direct access to the rear yard from the ground floor for the future occupants of the HMO to utilise is likely to lead to bins being stored on the adopted highways in the vicinity of the only pedestrian entrance to the first floor of the building, which would be detrimental to pedestrian and highway safety.

Comments and Observations

Date: 08 July 2026

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

HIGHWAYS ASPECTS ONLY