

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/103

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

Planning Application No: 73004

Location: 240 Walmersley Road, Bury, BL9 6NH

Development: Change of use from a 9 No. bed HMO (Sui Generis) to Children's care home (Use Class C2) for 5 No. children under the age of 18

RECOMMENDATION

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

1. The access and car parking arrangements indicated on the approved plans shall be shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
(CAR2 Amended)
2. The 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

1. To ensure adequate off street car parking provision in the interests of road safety.
2. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. 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)
2. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 11 May 2026

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

HIGHWAYS ASPECTS ONLY