

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/076

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68093

Location: 52-54 Water Street, Radcliffe, Manchester, M26 4DF

Development: Change of use from Dental surgery E (e) to Dwelling house C3 (a), removal of roller shutters and security bars, with first floor rear extension, additional rear door for storage, new bay window and porch to the front, creation of new vehicular access

RECOMMENDATION

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

The use hereby approved shall not be commenced unless and until the car parking arrangements indicated on the approved plans, along with in-curtilage bin storage arrangements in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments', have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained available for use at all times.

Reasons

To ensure adequate off-street car parking provision and bin storage arrangements, in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 05 April 2022. (N025 Amended)
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024)

Date: 20 April 2022

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

HIGHWAYS ASPECTS ONLY