

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/195

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71023

Location: 1-5 Porter Street, Bury, BL9 5DZ

Development: Part change of use of former showroom/laundrette and 1 No. flat (Use Class E/Sui Generis/Class C3) to form 1 No. 7 bedroom (single occupancy) HMO (Sui Generis) and 1 No. 8 Bedroom (single occupancy) HMO (Sui Generis) with associated parking and refuse storage and external alterations

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the significant intensification of the use of a building with limited existing off-street parking facilities, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding residential streets where on-street parking facilities are at a premium at all times of day, which would have a significant impact on existing parking facilities for existing residents and be detrimental to the free flow of traffic and road safety.
2. The proposed access and parking arrangements are sub-standard, with inadequate levels of visibility at junction with Back Rake Street and at the back edge of the footway and inadequate arrangements to maintain vehicles clear of the adopted highway, which is likely to lead to the creation of conflicts on the adopted highway between emerging and parked vehicles and pedestrians, to the detriment of highway safety.
3. The application and submitted plans contain insufficient information to ensure that adequate off-highway bin storage arrangements can be provided for the number of flats and HMO's proposed within the curtilage of the site in order to ensure that the adjacent adopted highways are not used for refuse collection purposes or the storage of communal bins. (RR08 Amended)

Comments and Observations

Date: 03 October 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY