

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/038

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69293

Location: 30 The Rock, Bury, BL9 0NT

Development: Change of use at first floor from cafe/restaurant (Class E) to 2 No. flats (Class C3) with new entrance

RECOMMENDATION

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

The bin storage facilities indicated on the approved plans, incorporating inward opening doors, shall be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

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. This recommendation relates to the revised plans received by this Section on 23 February 2023. (N025 Amended)
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)
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: 27 February 2023

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

HIGHWAYS ASPECTS ONLY