

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 23/216

FROM: Head of Engineering

TO: Head of Development Management

---

Planning Application No: 69926

Location: 34 James Street North, Radcliffe, Manchester, M26 1LL

Development: Change of use from office (Class E) to residential dwelling (Class C3) (Retrospective)

---

**RECOMMENDATION**

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

Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' 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. 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: 15 August 2023

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

**HIGHWAYS ASPECTS ONLY**