

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/093

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70606

Location: 85 The Rock, Bury, BL9 0NB

Development: Change of use from former shop and premises (Class E) to 2 No. hot food takeaways (Sui Generis) and a retail unit (Class E) at ground floor; a commercial unit (Class E) at first floor; a two bedroom apartment at second and third floors (Class C3) and external ventilation duct at rear

RECOMMENDATION

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

The bin storage facilities indicated on the approved plans, incorporating a sufficient number of slimline communal bins for both the commercial and residential uses proposed and that can be accommodated through an inward opening gate and stored within the yard area clear of the adopted highway, shall be made available to the satisfaction of the Local Planning Authority prior to the uses 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 email from the applicant's agent received by the Council on 29 May 2024 in relation to bin storage arrangements. (N025 Amended)
2. 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)
3. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 29 May 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY