

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/060

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70557

Location: 2 Ferngrove House, Rochdale Old Road, Bury, BL9 7LS

Development: Change of use of existing 6 bedroom House in Multiple Occupation (HMO) (Class C4) to 10 bedroom (single occupancy) House in Multiple Occupation (HMO) (Sui Generis) together with external works and hard landscaping to create car parking spaces

RECOMMENDATION

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

1. The car and cycle parking and turning facilities indicated on approved plan reference 2FH/200/PL Revision P4 shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
2. The bin storage facilities indicated on approved plan reference 2FH/200/PL Revision P4 shall comply with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and be made available to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and maintained thereafter.

Reasons

1. To ensure adequate off-street car and cycle parking are provided within the curtilage of the site, in the interests of road safety.
2. To ensure that adequate bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

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 Amended)

Date: 08 April 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY