

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/254

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71252

Location: 64 Parsonage Street, Bury, BL9 6BL

Development: Change of use of first floor to create 1 No. self-contained flat; first floor extension at rear for new access

RECOMMENDATION

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

1. The use hereby approved shall not be commenced unless and until the off-highway internal bin storage arrangements indicated on approved plan reference RAD/3160/24/1 Revision B have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained at all times.
2. The proposed accesses to the first floor flat in the side elevation and the bin stores in the rear elevation indicated on approved plan reference RAD/3160/24/1 Revision B, incorporating inward opening doors and level access from the adjacent adopted footway/unadopted rear access, shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.

Reasons

1. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.
2. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 05 December 2024. (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)

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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: 10 December 2024

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

HIGHWAYS ASPECTS ONLY