

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/310

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72460

Location: 157 Bolton Road, Bury, BL8 2NW

Development: Change of use from commercial (Use Class E) to 5-bedroom, 6-occupants House in Multiple Occupation (HMO) (Use Class C4) and associated external alterations (including new doors/windows, removal of advertisement hoarding/roller shutter along front elevation, and new access gate along rear boundary)

RECOMMENDATION

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

1. The bin storage facilities within the rear yard and cycle storage provision within the basement of the building indicated on the approved plans shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
2. The proposed rear boundary treatment alterations indicated on approved plan reference 157BR/200/BR Revision C1, incorporating inward opening gates, the demarcation of the limits of the adopted highway and all associated footway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development/boundary treatment alterations, 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. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, and sufficient cycle storage provision is secured, in the interests of amenity and to promote modal shift and encourage travel to the site by more sustainable modes of transport in accordance with Policies JP-C6: 'Walking and Cycling' and JP-C8: Transport Requirements of New Development of the Places for Everyone Development Plan.
2. To ensure good highway design, compliance with the Highways Act 1980 and maintain the integrity of the adopted highway, in the interests of highway safety.

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Comments and Observations

1. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of a step on the adjacent adopted highway.
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: 10 December 2025

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

HIGHWAYS ASPECTS ONLY