

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 21/400

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67867

Location: 206 Walmersley Road, Bury, BL9 6LL

Development: Change of use to 9-bedroom HMO (Sui Generis) and formation of front and rear lightwells

RECOMMENDATION

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

The car and cycle parking, boundary wall alterations and bin storage arrangements indicated on approved plan reference 004 Revision A, incorporating all necessary remedial works to the adjacent adopted highway required to demarcate the limits of adoption and reinstate the footway to its former condition prior to the removal of the boundary wall and gates, shall be made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained available for use at all times. (CAR1 Amended)

Reasons

To ensure adequate off-street car and cycle parking provision and bin storage arrangements, to secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway, in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 17 February 2022 and supersedes my previous recommendation of 28 January 2022. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of any footway remedial works that may be required. The cost of the works will be the responsibility of the applicant. (N011 Amended)
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)

Cont/.....

Date: 18 February 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop that ends in a horizontal stroke.

Head of Engineering

HIGHWAYS ASPECTS ONLY