

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/337

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

Planning Application No: 72519

Location: 37 Redvales Road, Bury, BL9 9PU

Development: Single storey rear extension and shop front/fenestration alterations

RECOMMENDATION

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

1. The bin storage facilities indicated on the approved plans shall be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.
2. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

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 maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 16 December 2025. (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)

Date: 16 December 2025

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY