

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/331

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70343

Location: 147-155 Walshaw Road, Bury, BL8 1NH

Development: Change of use from residential care home (Class C2) to 13 No. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works

RECOMMENDATION

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

1. The turning facilities indicated on the approved plans shall be provided before use hereby approved is commenced and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)
2. The allocated car parking and TWMV/cycle parking/facilities indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
(CAR1 Amended).
3. The bin storage arrangements to be provided within the curtilage of the site shall be made available for use to the satisfaction of the Local Planning Authority prior to the use hereby commencing and thereafter maintained at all times.

Reasons

1. To minimise the standing and turning movements of vehicles on the highway/new access road, in the interests of road safety
2. To ensure adequate off-street car parking provision in the interests of road safety.
3. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 22 January 2024. (N025 Amended)

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2. 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: 29 January 2024

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

HIGHWAYS ASPECTS ONLY