

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/015

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71449

Location: 31 Hilton Crescent, Prestwich, Manchester, M25 9NQ

Development: Change of use from 5 bed/6 person House in Multiple Occupation (Class C4) to 7 bed/7 person House in Multiple Occupation (HMO) (Sui Generis) and loft conversion with rear dormer

RECOMMENDATION

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

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.

Reasons

To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. 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)
2. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 28 February 2025

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

HIGHWAYS ASPECTS ONLY