

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 23/032

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 69253

Location: Hillcrest, Philips Park Road West, Whitefield, Manchester,  
M45 7TW

Development: Change of use of existing residential dwelling (Class C3)  
to children's care home accommodating 4 No. children  
(Class C2)

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**RECOMMENDATION**

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

The car parking bin storage arrangements indicated on approved plan reference 22-09 10 Revision A shall be surfaced and be 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. (CAR2 Amended)

**Reasons**

To ensure adequate off-street car parking provision and off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of road safety.

**Comments and Observations**

1. The applicant's attention is drawn to the existence of Public Right of Way No. 39, Whitefield, which for the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)
2. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.

Cont/.....

Date: 17 February 2023

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

**HIGHWAYS ASPECTS ONLY**