

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/299

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

Planning Application No: 72308

Location: 195 Rochdale Road, Pimhole, Bury, BL9 7BB

Development: Change of use of part ground floor and first floor to form 5 No. bedroom (single occupancy) House in Multiple Occupation (HMO) (Use Class C4); part two storey/part single storey rear extension and loft conversion with front and rear dormers

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed pedestrian access arrangements for the proposed use via the back street are sub-standard, which would result in conflicts between pedestrian and vehicles to the detriment of pedestrian safety.
2. The proposed bin storage and refuse collection arrangements are sub-standard, which could lead to the use of the adopted highways abutting the site to be used for the storage of bins, which would detrimental to highway safety.

Comments and Observations

Date: 13 November 2025

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

HIGHWAYS ASPECTS ONLY