

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/233

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72127

Location: 25 Thomas Street, Radcliffe, Manchester, M26 2UH

Development: Change of use from public house (Sui Generis) to a 15 Bedroom (18 Persons) HMO together with first floor extension at side/rear and single storey extension at rear

RECOMMENDATION

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

1. The use hereby approved shall not be commenced unless and until the footway and verge crossing shown indicatively on approved plan reference GSS24124.2 502 Revision 5 required to access the relocated bin storage facilities has been implemented to a specification and in a position to be agreed with the Highway Authority and to the satisfaction of the Local Planning Authority.
2. The car parking, cycle and bin storage facilities indicated on approved plan reference GSS24124.2 502 Revision 5 shall be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

1. To provide adequate access to the relocated bin storage facility from the adopted highway and ensure good highway design, in the interests of highway safety.
2. To ensure adequate car and cycle parking/storage and the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 13 November 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the construction of a footway/verge crossing. The cost of the construction will be the responsibility of the developer.

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3. 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)
4. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 14 November 2025

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

HIGHWAYS ASPECTS ONLY