

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/081

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71641

Location: 17 Belle Vue Terrace, Bury, BL9 0SY

Development: Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. (RR16 Amended)
2. The application and submitted plans contain insufficient information to enable the adequacy of the proposed bin storage/refuse arrangements to ensure that the adopted highway will not be used for the storage of bins to be properly assessed. (RR08 Amended)
3. The proposed development, if approved, would create a precedent for similar development in the area, with a resultant cumulative impact on highway safety. (RR09 Amended)

Comments and Observations

Date: 08 April 2025

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

HIGHWAYS ASPECTS ONLY