

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/309

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70136

Location: 21 Church Street East, Radcliffe, Manchester, M26 2PG

Development: Change of use of ground floor to 7 bedroom HMO (Sui Generis); Single storey rear extension; Alterations to include new windows and doors

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, the use hereby approved shall not be commenced unless and until full details of the reinstatement of the redundant vehicular access to the site from Cock Clod Street and formation of the two yard/entrance pedestrian accesses, incorporating the reinstatement of the redundant access to adjacent footway levels, demarcation of the limits of the (currently) unadopted highway, provision of inward opening pedestrian gates, level pedestrian accesses at the back of the footway and all associated highway remedial and accommodation works within the curtilage of the site, have been submitted to the Local Planning Authority. The details subsequently approved shall be implemented satisfaction of the Local Planning Authority prior to the use hereby approved commencing.
2. 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

1. To ensure good highway design in the interests of road safety and to maintain the integrity of the adopted highway.
2. 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)

Cont/.....

-2-

2. The applicant's attention is drawn to the fact that the adopted and unadopted highways should not be used for the storage of bins.

Date: 04 January 2024

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

HIGHWAYS ASPECTS ONLY