

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/119

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69530

Location: Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury,
BL8 3PJ

Development: Conversion of care home (Class C2) to 19 No. residential
apartments (Class C3) with associated facilities and
internal and external alterations

RECOMMENDATION

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

1. The site access improvements indicated on approved plan reference C0701-102 Revision P5 shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing, with the 'new layby' shown used as a passing place and not as a parking facility.
2. The car and cycle parking indicated on approved plan reference C0701-102 Revision P5 shall 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)
3. The bin storage facilities indicated on approved plan reference C0701-102 Revision P5 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 secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To ensure adequate off-street car and cycle parking provision, in the interests of road safety.
3. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 07 March 2024 and supersedes my previous recommendation of 24 August 2023. (N025 Amended)
2. 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)

Date: 11 March 2024

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

HIGHWAYS ASPECTS ONLY