

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/216

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71056

Location: 178-182 Bury New Road, Whitefield, Manchester,
M45 6QF

Development: Change of use of first floor from massage
parlour/restaurant (Class E) to 4 No. studio flats; two
storey rear extension and modifications to front elevation

RECOMMENDATION

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

1. The allocated car parking, bin storage and turning facilities indicated on approved plan reference C-0439-10 Revision D shall be provided prior to the use hereby approved commencing and thereafter maintained at all times. (CAR2 Amended)
2. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. To ensure adequate off street car parking provision and bin storage arrangements for the two uses of the building, and to minimise the standing and turning movements of vehicles on the shared rear access, in the interests of road safety.
2. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan and supporting information received by this Section on 16 & 22 October 2024. (N025 Amended)

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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 7010, regarding the operation of this system. (N024)

Date: 05 November 2024

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

HIGHWAYS ASPECTS ONLY