

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/283

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71309

Location: 1 Mowbray Avenue, Prestwich, Manchester, M25 0LP

Development: Change of use from Dwelling (Class C3) to Residential Institution (Class C2)

RECOMMENDATION

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

1. Notwithstanding the details indicated on submitted plan reference 302, the use hereby approved shall not be commenced unless and until revised vehicular access and parking arrangements, incorporating the retention of the existing footway crossing, retention and/or replacement of the existing boundary wall/treatment abutting the adopted highway and extended hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, have been submitted to and approved by the Local Planning Authority. Any highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing.
2. The bin storage facilities indicated on approved plan reference 302 shall comply with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and 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 adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway, in the interests of road safety.
2. To ensure that adequate bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 14 January 2025. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 15 January 2025

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

HIGHWAYS ASPECTS ONLY