

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/292

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71366

Location: 66 Rudgwick Drive, Bury, BL8 1YE

Development: Change of use from Residential Property (C3) to
Children's Residential Care (C2)

RECOMMENDATION

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

1. Notwithstanding the details indicated on submitted plan reference 1983.100, the use hereby approved shall not be commenced unless and until revised vehicular access and parking arrangements, incorporating the extension of the existing footway crossing on its northerly side away from the Tonbridge Close junction 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. The alterations subsequently approved and 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. Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance 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. 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)

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2. 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: 07 February 2025

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

HIGHWAYS ASPECTS ONLY