

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/232

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 73402

Location: 385 Manchester Road, Bury, BL9 9QU

Development: Change of use from a dwelling (Use Class C3) to a children's home (Use Class C2) for up to 2 children

RECOMMENDATION

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

1. The use hereby approved shall not be commenced unless and until the parking arrangements indicated on the approved plans have been made available to the satisfaction of the Local Planning Authority.
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

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: 12 August 2026

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

HIGHWAYS ASPECTS ONLY