

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/375

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69124

Location: 52-54 Water Street, Radcliffe, Manchester, M26 4DF

Development: Change of use from dental surgery E(e) to dwelling house C3(a); removal of roller shutters and security bars, with single storey / two storey extension at rear; additional rear door, new bay window and porch to the front; 2 No. dormer windows and 3 No. loft windows to the rear and external alterations

RECOMMENDATION

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

1. 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.
2. The bin storage facilities indicated on approved plan reference 19-03-26 shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

1. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety.
2. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 01 February 2023. (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 6621/7010, regarding the operation of this system. (N024)
3. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 01 February 2023

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

HIGHWAYS ASPECTS ONLY