

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/005

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71438

Location: 53 Bury Street, Radcliffe, Manchester, M26 2GB

Development: Change of use from care home (Class C2) to 9-bedroom (single occupancy) House of Multiple Occupation (HMO) (Sui Generis)

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 access alterations (incorporating the removal of the existing gates at the junction with Bury Street), parking facilities and bin storage arrangements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority, and thereafter maintained.
2. The turning facilities indicated on the approved plans shall be provided before the use hereby approved is commenced and shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

Reasons

1. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety.
2. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 12 May 2025. (N025 Amended)
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)

Date: 14 May 2025

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY