

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/055

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

Planning Application No: 72877

Location: 68 Church Street West, Radcliffe, Manchester, M26 2SY

Development: Change of use of existing dwellinghouse (Class C3) to 5 person house in multiple occupation (HMO) (Class C4) with minor external alterations

RECOMMENDATION

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

1. The car parking and cycle storage arrangements indicated on approved plan reference 68CSW/200/BR shall incorporate measures to prevent the discharge of surface water onto the adopted highway and be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
2. The bin storage facilities indicated on approved plan reference 68CSW/200/BR shall 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 and cycle parking provision, in the interests of road 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. 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)
2. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 06 March 2026

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

HIGHWAYS ASPECTS ONLY