

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/290

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72334

Location: 10 Chiltern Drive, Bury, BL8 1QY

Development: Change of use from residential property (Class C3) to Residential institutions – children's home for 2 No children (Class C2)

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 and parking alterations indicated on approved plan reference PL02 Rev B have been implemented in full and thereafter maintained.
2. Notwithstanding the details shown on approved plan reference PL02 Rev B the driveway extension shall be constructed from porous or permeable materials.

Reasons

1. To ensure adequate off-street car parking provision, in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Supplementary Planning Document 11 - Parking Standards in Bury.
2. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 Flood Risk and Water Environment , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 05 November 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required footway crossing extension. The cost of the works will be the responsibility of the developer. (N004 Amended)

Cont/.....

Date: 10 November 2025

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

HIGHWAYS ASPECTS ONLY