

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/348

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72412

Location: 19 Holyrood Road, Prestwich, Manchester, M25 1PD

Development: Change of use from dwellinghouse (Class C3 (a)) to residential children's home for up to 3 No. children (Class C2)

RECOMMENDATION

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

1. The car and cycle parking/storage indicated on the approved plans shall be made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained available for use at all times. (CAR2 Amended)
2. The bin storage facilities indicated on the approved plans 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 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

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: 17 November 2025

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

HIGHWAYS ASPECTS ONLY