

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/035

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

Planning Application No: 72775

Location: 17 Belle Vue Terrace, Bury, BL9 0SY

Development: Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) 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 footway crossing indicated on approved plan reference GSS25219 502 Revision 3 has been implemented in a position to be agreed with the Highway Authority and completed to the satisfaction of the Local Planning Authority.
2. The car and cycle parking indicated on approved plan reference GSS25219 502 Revision 3 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.
3. The bin storage facilities indicated on approved plan reference GSS25219 502 Revision 3 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 good highway design and to maintain the integrity of the adopted highway.
2. To ensure adequate off-street car and cycle parking provision, in the interests of road safety.
3. 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 26 February 2026. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)
3. 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)
4. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 02 March 2026

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

HIGHWAYS ASPECTS ONLY