

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/303

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72425

Location: 8 Stephen Street South, Bury, BL8 2NT

Development: Change of use from existing 6 bedroom (single occupancy) HMO to 6 bedroom (6-8 occupants) HMO (House in Multiple Occupation) (Use Class Sui Generis)

RECOMMENDATION

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

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

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: 26 November 2025

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

HIGHWAYS ASPECTS ONLY