

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/002

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

Planning Application No: 72668

Location: The Poplars, 1 Brandlesholme Road, Bury, BL8 1HR

Development: Change of use from dwellinghouse (Class C3) to children's residential home (Class C2) for up to 2 children with garage conversion into office/store

RECOMMENDATION

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

1. The car parking and turning facilities indicated on the approved plans shall be provided before the use hereby approved is commenced and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (CAR1 Amended).
2. The bin storage arrangements indicated on the approved plans shall be provided before the use hereby approved is commenced and thereafter maintained.

Reasons

1. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
2. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024 Amended)

Date: 06 January 2026

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

HIGHWAYS ASPECTS ONLY