

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/027

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70455

Location: 6 Sandford Street, Radcliffe, Manchester, M26 2PT

Development: Change of use of ground floor from public house to 3 No. apartments (Use Class C3) with associated alterations

RECOMMENDATION

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

The cycle and bin storage facilities indicated on approved plan reference 114.3 revision A shall incorporate inward opening doors and be made available for use to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

To ensure good highway design in the interests of highway safety and to ensure adequate provision for the storage and disposal of refuse and storage of cycles 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 14 May 2024. (N025 Amended)
2. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001)
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 and unadopted highways should not be used for the storage of bins.

Date: 21 May 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY