

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/173

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70942

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

Development: Change of use from dwelling (Class C3) to a Family Residential Centre (Class C2) for parenting assessment for up to 4 families including erection of rear conservatory and 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

1. This recommendation relates to the revised plans received by this Section on 10 April 2025. (N025 Amended)
2. 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: 25 April 2025

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY