

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/270

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71248

Location: 138 Rochdale Road, Pimhole, Bury, BL9 7BD

Development: Change of use from office/storage (Use Class E) to 1 No. flat on ground floor and 1 No. flat on first and second floors (Use Class C3)

RECOMMENDATION

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

The use hereby approved shall not be commenced unless and until the off-highway internal bin and cycle storage arrangements indicated on approved plan reference FC/001/01/EX have been implemented to the satisfaction of the Local Planning Authority and thereafter maintained at all times.

Reasons

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. 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)
2. 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)
3. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 17 December 2024

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

HIGHWAYS ASPECTS ONLY