

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/025

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

Planning Application No: 72586

Location: 37 Victoria Lane, Whitefield, Manchester, M45 6BL

Development: Change of use from residential dwelling (Class C3) to children's residential home for up to 3 no. children with up to 3 No. staff working on a rota basis (Class C2)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The proposed car parking provision is inadequate and is likely to lead to vehicles parking on the adjacent pedestrianised areas in conflict with pedestrians on the adopted highway and vehicles parking and carrying out manoeuvres on the adjacent highways, to the detriment of the safety of pedestrians, free flow of traffic and road safety. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: HT2/4 Car Parking and New Development, CF3 Social Services, CF3/1 Residential Care Homes and Nursing Homes and CF5 Childcare Facilities, Supplementary Planning Document 11 Parking Standards in Bury and the Greater Manchester Places for Everyone Joint Development Plan.

Comments and Observations

Date: 20 March 2026

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

HIGHWAYS ASPECTS ONLY