

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/244

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71205

Location: 165 Rochdale Road, Pimhole, Bury, BL9 7BB

Development: Change of use of first floor from office/retail storage to
1 No. apartment (Class C3)

RECOMMENDATION

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

1. The development hereby approved shall not be brought into use unless and until the off-highway internal bin storage arrangements indicated on the approved plans have been implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.
2. The proposed access to the first floor flat in the side elevation, incorporating an inward opening door and level access from the adjacent unadopted footpath constructed within the width of the gable wall as indicated on the approved plans, shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.

Reasons

1. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.
2. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 24 October 2024. (N025 Amended)
2. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of a step on the adjacent adopted highway.

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3. 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)
4. 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)
5. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 12 November 2024

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

HIGHWAYS ASPECTS ONLY