

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/035

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

Planning Application No: 72454

Location: 13 Morley Street, Whitefield, Manchester, M45 6GF

Development: Change of use from dwellinghouse (Class C3(a)) to children's residential care home (Class C2)

RECOMMENDATION

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

1. The use hereby approved shall not be commenced unless and until the revised vehicular access and parking arrangements indicated on the approved plans, incorporating the extension of the existing footway crossing to extents to be agreed with the Highway Authority, demarcation of the limits of the adopted highway, part removal of the boundary wall abutting Morley Street to the restricted limits shown, extended hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works, have been implemented to the satisfaction of the Local Planning Authority.
2. Bin storage arrangements shall be provided within the curtilage of the dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

1. To ensure adequate off-street car parking and to allow adequate space to maintain a vehicle clear of the highway, in the interests of road safety.
2. To ensure that adequate bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 09 February 2026. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department of Operations regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. 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: 11 February 2026

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

HIGHWAYS ASPECTS ONLY