

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/081

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69452

Location: 148 Walmersley Road, Bury, BL9 6LL

Development: Change of use from dwelling to a 9 No. bedroom HMO
(Sui Generis)

RECOMMENDATION

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

The bin and cycle storage facilities and works to widen/replace the existing, inward opening gate to allow access for communal bins indicated on approved plan reference PL-003 Revision P4, incorporating any remedial works required to reinstate the adjacent footway to its condition prior to commencement of the development, shall be made available/implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site and storage of cycles, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plan received by the Council on 05 May 2023. (N025 Amended)
2. 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)
3. 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)
4. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 10 May 2023

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY