

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/266

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69815

Location: 1-7 Taylor Street, Bury, BL9 6DT

Development: Change of use from existing offices (Class B1(a) to: 3 No. flats and 2 No. retail units (Class E) to ground floor, 4 No. flats to first floor and 3 No. flats to second floor; 7 Bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) to first/second floors; Conversion of roof space with dormers at front and rear to form second floor; External alterations including new windows/doors and shop front/entrances

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the significant intensification of the use of a building with no off-street parking facilities, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding residential streets where on-street parking facilities are at a premium at all times of day, which would have a significant impact on existing parking facilities for existing residents and be detrimental to the free flow of traffic and road safety.
2. The proposal does not provide level pedestrian accesses to the building from the adjacent adopted highway, which is likely to lead to the creation of unauthorised steps/measures on the adopted highway to overcome the level differences proposed to be created, to the detriment of highway safety and contrary to the Highways Act 1980.
3. The application and submitted plans contain insufficient information to ensure that the any foundations required for the external elevational alterations do not encroach under the adjacent adopted highway. (RR08 Amended)
4. The application and submitted plans contain insufficient information to ensure that adequate off-highway bin storage arrangements can be provided for the number of flats and HMO/retail uses proposed within the curtilage of the site in order to ensure that the adjacent adopted highways are not used for refuse collection purposes or the storage of communal bins. (RR08 Amended)

Cont/.....

Comments and Observations

Date: 13 October 2023

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

HIGHWAYS ASPECTS ONLY