

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/257

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71243

Location: Victoria Retail Park, Unit 2, Victoria Street, Bury, BL8 2EQ

Development: Proposed alteration to the external façade of existing building, including partial demolition and external works to accommodate a Drive-Thru Lane

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the loss of existing approved dedicated servicing facilities at the rear of the building for use by all operators in this part of the site and the creation of sub-standard arrangements within the existing car park, which is highly likely to lead to conflicts between manoeuvring service/delivery vehicles and members of the public, to the detriment of pedestrian and road safety. (RR16 Amended)
2. The proposal would result in the loss of existing approved car parking facilities at the front of the building available for all users, which is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. (RR16 Amended)
3. The proposed access arrangements at the Drive Thru Lane are sub-standard, which is likely to lead to conflicts within the car park and with HGV's accessing and egressing the land to the south, which would be detrimental to the free flow of traffic and road safety.
4. The proposed development would result in the intensification of use of existing sub-standard access arrangements at the junction of the site access with Victoria Street, which is likely to lead to conflicts at this hazardous point on the highway network and result in an increase in number of vehicles crossing Victoria Street to avoid utilising the signalised junction at Bolton Road, to the detriment of the free flow of traffic and road safety.

Comments and Observations

Date: 04 December 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY