

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/177

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

Planning Application No: 73278

Location: Site of Car Time, Bell Lane, Bury, BL9 6BB

Development: Variation of condition 2 (approved drawings) on planning permission 72253: replace drive-thru unit with rollover car wash facility

RECOMMENDATION

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

1. Notwithstanding the details on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
 - Formation of site access alterations onto Bridge Street to a scope and specification to be agreed, incorporating the resurfacing of the site access within the limits of the adopted highway, provision of adequate arrangements at the interface with the adopted highway with radii/footways tying into existing kerblines/footways on Bridge Street, provision of visibility splays at the junction of the amended site access with Bridge Street for an design speed of 30mph, relocation/replacement of any affected highway drainage, demarcation of the limits of the adopted highway, tactile paved crossing points in positions to be agreed within the limits of the adopted highway, provision of give-way markings and alterations to any affected the existing road markings and all associated highway and highway drainage remedial works;
 - Formation of the proposed pedestrian access onto Bell Lane and all associated highway remedial works;
 - Measures to prevent the discharge of surface water from the proposed petrol filling station hardstanding areas and site access onto the adjacent adopted highway;
 - Provision of a street lighting assessment to a scope to be agreed for the junction of the site access with Bridge Street and, where necessary, a scheme of improvements to the existing street lighting equipment to a specification to be agreed.
 - Confirmation of all retained/proposed boundary treatment around the perimeter of the site incorporating, where required, foundations that do not encroach under the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

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2. The development hereby approved shall be carried out in accordance with the details submitted for the discharge of condition 9 on planning ref 70945.
3. The turning and servicing facilities indicated on the approved plans shall be provided before the development hereby approved is brought into use and the areas used for the manoeuvring and standing of service/delivery vehicles shall subsequently be maintained free of obstruction at all times.
(HY14 Amended)
4. The car parking spaces and cycle stands indicated on the approved plans shall be surfaced, demarcated/implemented and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.
(CAR1 Amended).
5. The bin storage facilities indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
4. To ensure adequate off-street car parking provision in the interests of road safety.
5. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised Transport Assessment and supporting information received by this Section on 22 June 2026.
(N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) 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 applicant's attention is drawn to the need to enter into a Section 50 Licence and follow the Technical Approval process in respect of the works to be carried out on the highway in connection with the proposed development. (N031 Amended)

Date: 09 July 2026

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY