

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 25/044

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71587

Location: Albion Mill Industrial Estate, Albion Street, Bury, BL8 2AD

Development: Prior approval for proposed change of use from
commercial to 20 No. Flats

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of the use of site with inadequate off-street parking facilities, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding highways where on-street parking facilities are at a premium at all times of day, which would have a significant impact on access to and parking facilities for existing commercial businesses/operations located off Albion Street and would therefore be detrimental to the free flow of traffic and road safety.
2. 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's 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)

Comments and Observations

Date: 21 February 2025

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

HIGHWAYS ASPECTS ONLY