

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/371

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67789

Location: 275 Bury New Road, Whitefield, Manchester, M45 8QP

Development: Change of use of ground floor from retail (Class E) to public house (Sui Generis) with replacement of existing glazed frontage and new entrance/ramped access

RECOMMENDATION

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

1. No development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to, and agreed with, the Local Planning Authority:
 - A scheme of footway improvements on Bury New Road outside the former Bulls head public house (Northern Craffhouse) and at the junction with Devon Avenue to a scope and specification to be agreed, incorporating the reinstatement to adjacent footway levels of all redundant accesses, resurfacing of existing areas of footway affected by illegally parked vehicles, tactile paved crossing points and all necessary highway remedial works;
 - In association with the above, a scheme of bollards, to a scope and specification to be agreed, to prevent the illegal parking of vehicles on and resultant obstruction of the existing footway on Devon Avenue and new areas of footway to be created;
 - Review of the existing and need for the provision of new waiting/loading restrictions on Bury New Road/Devon Avenue in the vicinity of the proposed highway works to ensure that the pedestrian improvements can be safely utilised, including details of the measures proposed, all necessary modifications to road markings and signage and a timetable for implementation.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the use hereby approved commencing.

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2. The car parking at the former Bulls head public house (Northern Crafthouse) indicated on the approved location plan, shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained for use by these premises at all times. (CAR2 Amended)
3. The servicing and bin storage arrangements indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the use hereby approved commences and thereafter be maintained available for use at all times.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety.
2. To ensure adequate off street car parking provision is available for use, in the interests of road safety.
3. To ensure adequate off-highway servicing and bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

Comments and Observations

The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the required highway works and implementation of any required traffic regulation order. The cost of the works will be the responsibility of the developer. (N011 Amended)

Date: 13 January 2022

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY