

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/173

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

Planning Application No: 73240

Location: Parkhills Garage, Manchester Road, Bury, BL9 9AZ

Development: Demolition of existing car showroom/workshop and redevelopment to provide 2 No. units (1 No. retail unit, 1 No. food and drink unit with drive thru facility) together with car parking, amended vehicle access points, landscaping and associated works

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed development would result in the intensification of use of a site with sub-standard access and egress arrangements, leading to a significant increase in the number of pedestrian and vehicular conflicts at hazardous points on the adjacent highway network, in very close proximity to existing road junctions (specifically at the A56 Manchester Road/Richmond Street and Parkhills Road/Walker Street junctions), to the detriment of the free flow of traffic and road safety.
2. The proposed development and traffic/turning movements generated would have a direct impact on Phase 2 of the Fishpool and Pimhole Bee Active Travel Scheme proposals at the A56 Manchester Road/Parkhills Road junction and the scheme's aim to improve connectivity to Bury town centre and other local facilities and aspirations to make it safer and easier for people to walk, wheel or cycle for local journeys in the local area, to the detriment of road and pedestrian safety.
3. The proposed car parking provision is sub-standard and highly likely to lead to parking on the adjacent residential streets, 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)
4. The proposed servicing arrangements for the drive thru facility are sub-standard, which is likely to lead to conflicts within the car park between pedestrians, cars and with HGV's accessing and egressing the site and delivering to the retail unit, which would be detrimental to the pedestrian and road safety and the free flow of traffic.

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5. The application and submitted details contain insufficient information to ensure that the design vehicle used to determine the proposed servicing arrangements can be controlled as part of the delivery managements arrangements for the proposed operators on the site.
6. The application and submitted details contain insufficient information to properly assess the physical impact of the proposed development on the adopted highways around the perimeter of the site and resultant footway and carriageway remedial works required.
7. The application and submitted details contain insufficient information to ensure that the access and egress arrangements and one-way working proposed would be adequately signing/demarcated at the interfaces with the adopted highways and within the site.

Comments and Observations

Date: 21 July 2026

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

HIGHWAYS ASPECTS ONLY