

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 any planning permission given shall include the following conditions:

1. No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall include:
 - (1) Access route for all construction vehicles to the site from the Key Route Network;
 - (2) Access point/arrangements for demolition/construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to the supermarket and retail unit, and all temporary works required to facilitate access for demolition/construction vehicles;
 - (3) Hours of work for demolition and construction works, delivery of materials and number of vehicle movements;
 - (4) Arrangements for the retention of parking facilities for visitors to the retail park and the parking of vehicles for site operatives on land within the applicant's control, together with storage on site or on land within the applicant's control of demolition/construction materials;
 - (5) Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres including details of areas designated for the loading, unloading and storage of plant and materials;
 - (6) Details of the siting, height and maintenance of any security hoardings;
 - (7) The provision, where necessary, of temporary pedestrian facilities/protection measures within the site;
 - (8) A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 - (9) Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to control the emission of noise, dust and dirt during construction.

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The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

2. The development hereby approved shall not be brought into use unless and until full details of signage to denote that the proposed EV bays are for use by all users have been submitted to, agreed with and implemented to the satisfaction of the Local Planning Authority.
3. The measures and facilities indicated in the approved 'Service Management Plan' shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.
4. The vehicular and pedestrian access alterations and turning facilities indicated on approved plan reference 2613.P.103 Revision D shall be implemented to the satisfaction of the Local Planning Authority before the development hereby approved is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
5. The car and cycle parking alterations indicated on approved plan reference 2613.P.103 Revision D shall be surfaced, demarcated/provided and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended)
6. The refuse storage and access arrangements alterations indicated on approved plan reference 2613.P.103 Revision D shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reasons

1. To mitigate the impact of the demolition and construction traffic generated by the proposed development on the users of the site and 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, in the interests of highway safety.
2. To ensure adequate off-street car parking provision for all vehicle types, in the interests of road safety.
- 3 & 4. To ensure good highway design and minimise the standing and turning movements of vehicles within the retail park, in the interests of pedestrian and road safety.

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5. To ensure adequate off-street car parking provision for all vehicle types, in the interests of road safety.
6. To ensure that adequate refuse collection and bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

This recommendation relates to the revised plans and supporting information received by the Council on 10 February & 14 March 2025 and supersedes my previous recommendation of 04 December 2024. (N025 Amended)

Date: 27 March 2025

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

HIGHWAYS ASPECTS ONLY