

DELEGATED REPORT

Report by Helen Pressley	Date of report: 26/02/2026	Ref: 72847/CONDIS
Registration: 11/02/2026	LDfC: 12/03/2026	Expiry Date: 08/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (CTMP) and condition 4 (signage details) on planning permission 71243

Location: Victoria Retail Park, Unit 2, Victoria Street, Bury, BL8 2EQ

Description

Planning permission has been granted for partial demolition of unit 2 and external works to accommodate a drive thru lane. The western part of the building would be demolished, leaving a unit of 184.89 square metres, which includes a drive-thru pod projecting on the western side. The proposed drive thru lane would start on the western side of unit 2, pass around the rear of the units and exit into the car park on the eastern side.

Application to discharge condition 3 (CTMP) and condition 4 (signage details) on planning permission 71243

Relevant Planning History

36453 - Continuation of hazardous substances consent following a change in control of part of the site at Victoria Street, Bury. Approved with conditions - 6 July 2000.

56249 - Erection of 1598 m2 retail foodstore (Class A1), 325 m2 (Class B1/B8) unit and 325 m2 trade/bulky goods unit (Class A1) together with car parking and landscaping at former gasworks, Victoria Street, Bury. Refused - 17 September 2013. Allowed on appeal - 8 September 2014.

58382 - Variation of conditions 2 and 15 of planning permission 56249 to amend floor space to 232square metres Class (B1/B8) unit and 418 square metres (Class A1 Trade/bulky goods) Unit at former gasworks, Victoria Street, Bury. Approved with conditions - 16 April 2015.

59488 - Change of use from Class B1/B8 to any use within Class A1/A3/A5/B1/B8 at Unit 2, Victoria Retail Park, Victoria Street, Bury. Approved with conditions - 15 March 2016

60344 - Variation of condition no. 2 (approved plans) of planning permission 59488 to facilitate alterations to internal layout and elevations at Unit 2, Victoria Retail Park, Victoria Street, Bury. Approved with conditions - 15 August 2016.

69299 - Proposed alteration to the external façade of existing building, including partial demolition and external works to accommodate a Drive-Thru Lane - Refused 11/04/2024

71243 - Proposed alteration to the external façade of existing building, including partial demolition of unit 2 and external works to accommodate a Drive-Thru Lane - Approve with Conditions 04/04/2025

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - Details submitted ok to discharge both conditions

Pre-start Conditions - N/A

Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN1/8	Shop Fronts
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
S2/1	All New Retail Proposals: Assessment Criteria
S2/6	Food and Drink
HT2/4	Car Parking and New Development
HT2/5	Public Car Parks
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-P1	Sustainable Places
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-S2	Carbon and Energy
JP-G7	Trees and Woodland
NPPF	National Planning Policy Framework

Issues and Analysis

Condition 3

No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- (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.

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.

Reason. Information not submitted at application stage. 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 pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

Traffic Management Plan January 2026 and Site Plan 2613.D.101 have been submitted in relation to this condition and assessed by the Traffic Section who have raised no objections to the condition being discharged.

Condition 4

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 the Local Planning Authority. The signage shall be implemented in accordance with the approved details.

Reason. To ensure adequate off-street car parking provision for all vehicle types, in the interests of road safety pursuant to Development Plan Policies HT2/4 - Car Parking and New Development, HT2/5 - Public Car Parks and Supplementary Planning Document 11: Parking Standards in Bury.

Site Plan 2613.D.101 has been submitted in relation to this condition showing the location of the proposed EV parking bays and the signage proposed. This has been assessed by the Traffic Section who have raised no objections to the condition being discharged.

Recommendation: Approve

Conditions and Reasons:

- 1 The following conditions of 71243 have been approved:
Condition 3 - Construction Traffic Management Plan
Condition 4 - EV Parking Signage Details

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	26/02/2026		