

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/014

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

Planning Application No: 72702

Location: Land & buildings between 69-81 Lord Street, Bury,
BL9 0RE

Development: Extension and alteration to buildings to form 4 No. flats,
2 No. retail units & 2 No. hot food takeaway units

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking and cycle storage provision is inadequate, which is likely to lead to vehicles parking and carrying out manoeuvres on the adjacent highways, and exacerbating non-compliance with existing waiting restrictions, to the detriment of the free flow of traffic and road safety.
2. The proposal would result in the creation of outward opening gates into the adopted highway at Back Lord Street, which would be detrimental to pedestrian and road safety and contrary to the requirements of the Highways Act 1980.
3. The proposed pedestrian access arrangements to the flats from the narrow footway on Back Lord Street are sub-standard, which is likely to lead to the creation of conflicts between pedestrians and vehicles to the detriment of pedestrian safety.
4. The proposed in-curtilage bin storage facilities and refuse collection access arrangements are sub-standard, do not meet Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and are likely to lead to the creation of vehicular and pedestrian conflicts on the adjacent adopted highways, to the detriment of the free flow of traffic and highway safety.
5. The application and submitted plans contain insufficient, topographical survey based information in order to assess the physical impact of the development, its foundations and surface water drainage arrangements on the adjacent adopted highways and rectifying historic damage to the adopted highway from previous unauthorised uses on the site.

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Comments and Observations

Date: 29 January 2026

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

HIGHWAYS ASPECTS ONLY