

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/178

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70955

Location: Former HSS Hire Unit, 121-131 Bell Lane, Bury, BL9 6BS

Development: Conversion of existing building at first floor and part ground floor to create 9 No. flats including new window and door openings; retention of existing retail use on part ground floor

RECOMMENDATION

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

1. Notwithstanding the details shown on the approved plans 24.3338.9J and 24.3338.6G, a scheme of measures to remove the unauthorised stepped access at the front ground floor door and reinstate the adopted highway to adjacent footway levels shall be submitted to and agreed in writing with the Local Planning Authority within 3 months of the date of the decision. The details subsequently approved shall be implemented prior to the occupation of the development hereby approved.
2. The vehicular and pedestrian access alterations and turning facilities indicated on approved plan reference 24.3338.9J 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.
3. The car and cycle parking alterations/arrangements indicated on approved plan reference 24.3338.9J 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)
4. The refuse storage and access arrangements alterations indicated on approved plan reference 24.3338.9J 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 ensure good highway design, rectify unauthorised works undertaken on the adopted highway to the detriment of pedestrian safety and maintain the integrity of the adopted highway.

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2. To ensure good highway design and adequate off-street car parking arrangements and provision, in the interests of road and pedestrian safety.
3. To ensure adequate off-street car parking provision for all vehicle types, in the interests of road safety.
4. To ensure that adequate refuse collection and bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 01 August 2025 and supersedes my previous recommendation of 19 February 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Place regarding the specification for, and implementation of, the required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 05 August 2025

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

HIGHWAYS ASPECTS ONLY