

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/261

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71181

Location: 706 Walmersley Road, Bury, BL9 6RN

Development: Change of Use from power tools/lawnmower/gardening machinery repairs and service (Class Sui Generis) to Car Dealership (Class Sui Generis)

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, within 28 days of the development hereby approved, full details of the following shall be submitted to and agreed with the Local Planning Authority:
 1. Measures to control/sign the proposed entry and exit arrangements proposed, incorporating submission of proposed removable bollard details and confirmation of how their removal will be managed during the proposed car dealership's hours of operation, and all associated signage to control the entry and exit points shown.
 2. Demarcation and allocation of the proposed customer and display vehicle parking spaces within the curtilage of the site and hatched entry and exit areas to be maintained clear of parked vehicles during the proposed car dealership's hours of operation, clear of the limits of the adopted highway.
 3. Delivery Management Plan confirming the location of all off-site vehicle preparation facilities and vehicle delivery arrangements made by individual members of staff rather than commercial vehicles that cannot be accommodated within the curtilage of the application site, as stated in the supporting information.
 4. Measures at the interface with the adopted highway to retain/rebuild the front boundary wall required to ensure the proposed display vehicles are maintained clear of the adjacent adopted highway.
 5. Timetable for the implementation of the above details and Delivery Management Plan.

The details and Delivery Management Plan subsequently approved shall be implemented to the satisfaction of the Local Planning Authority to the agreed timetable.

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2. Subject to the provisions of Condition 1, the turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the car parking facilities are brought into use and the areas used for the manoeuvring of vehicles including the hatched entry and exit points shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. Subject to the provisions of Condition 1, the car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. To ensure good highway design and to maintain the integrity of the adopted highway, minimise the potential for the adopted highways adjacent to the site be obstructed by delivery and parked vehicles and in the interests of highway safety.
2. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
3. To ensure adequate off street car parking provision in the interests of road safety.

Comments and Observations

This recommendation relates to the revised plan received by this Section on 26 February 2025. (N025 Amended)

Date: 27 February 2026

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

HIGHWAYS ASPECTS ONLY