

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/031

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

Planning Application No: 72745

Location: Former Bury Fire Station, The Rock, Bury, BL9 5AH

Development: Change of use of land at the former fire station to vehicle storage yard (Sui Generis)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of use of sub-standard access arrangements onto The Rock, currently operating with one way working, which would result in the creation of conflicts on and at the interface with the adopted highway, to the detriment of highway safety.
2. The proposal does not include the removal of uneven areas within the site to form a level surface suitable for the storage of vehicles, or the demarcation of those areas, to ensure adequate off street car parking arrangements in the interests of road safety
3. The application and submitted plans contain insufficient information to ensure that adequate surface water drainage arrangements are proposed within the curtilage of the site to prevent the discharge of surface water onto the adopted highway from the proposed vehicle storage yard, to the detriment of maintaining the integrity of the adjacent adopted highway.
4. The application and submitted plans contain insufficient information to confirm why visitor parking provision is required for the use proposed.

Comments and Observations

Date: 19 March 2026

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

HIGHWAYS ASPECTS ONLY