

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/052

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71550

Location: Halls Mill Retail Park, Back Foundry Street, Bury

Development: Part demolition, reconfiguration and extension of Unit A to create two new Class E(a) units (including food sales in Unit A1) and associated works

RECOMMENDATION

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

1. The turning facilities indicated on the approved plans, including swept path analysis reference T772_03C Revision C, shall be provided 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. (HT14 Amended)
2. The amended car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended)
3. The refuse storage and access arrangements to be provided within the curtilage of the site indicated on the approved plans shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
4. The development hereby approved shall not be commenced unless and until facilities for the storage of demolition/construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of demolition/construction materials for the duration of the construction period.

Reasons

1. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

Cont/.....

2. To ensure adequate off street car parking provision in the interests of road safety.
3. To ensure that adequate bin storage arrangements are provided within the curtilage of the site, clear of the adopted highway.
4. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

This recommendation relates to the revised plan received by this Section on 09 May 2025. (N025 Amended)

Date: 14 May 2025

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

HIGHWAYS ASPECTS ONLY