

**BURY COUNCIL**  
**PLACE DIRECTORATE**

REF NO: 26/084

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

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Planning Application No: 72976

Location: 271 Tottington Road, Bury, BL8 1SE

Development: Refurbishment of existing building and change of use to office accommodation (Class E), including internal subdivision to provide up to four office units, ancillary storage, associated parking and landscaping

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**RECOMMENDATION**

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

1. The car parking/cycle and bin storage arrangements indicated on the approved plans shall be surfaced & demarcated/provided and made available for use to the satisfaction of the Local Planning Authority prior to the part of the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).
2. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)

**Reasons**

1. To ensure adequate off street car parking provision in the interests of road safety.
2. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety

**Comments and Observations**

This recommendation relates to the revised plans received by this Section on 14 May 2026. (N025 Amended)

Date: 14 May 2026

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

**HIGHWAYS ASPECTS ONLY**