

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/099

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70602

Location: Former Bury FC Ticket & Retail Sales Unit, Gigg Lane,
Bury, BL9 9HU

Development: Temporary change of use of former ticket sales office to
web-based car sales office (Sui Generis) with associated
car parking and 2m high open mesh fence

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the significant intensification of the use of a building with no existing off-street servicing by vehicles associated with a car sales use and customer parking facilities, which is highly likely to lead to delivery vehicles loading and causing an obstruction and vehicles parking and carrying out manoeuvres on the surrounding residential streets where on-street parking facilities are at a premium at all times of day, which would be detrimental to the free flow of traffic and road safety and have a significant impact on existing parking facilities for existing residents.
2. The proposal restricts visibility at the junctions of the existing site access and Berkshire Court with Gigg Lane to sub-standard levels, which would be detrimental to highway safety.
3. The proposal does not provide suitable accommodation for vehicles to enter and leave the site in a forward gear, leading to conflicts on the shared access from Gigg Lane and on the adopted highway and therefore is detrimental to road safety and maintaining the free flow of traffic. (RR14 Amended)
4. The application and submitted plans contain insufficient information to ensure that the existing footway crossing made redundant as a direct result of the proposals would be reinstated to adjacent footway levels or incorporates adequate measures to retain the back edge of the adopted highway. (RR08 Amended)

Comments and Observations

Date: 10 May 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY