

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/152

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70871

Location: Units 1 & 2, Sedgley Park Trading Estate, Prestwich,
Manchester, M25 9WD

Development: Change of use from light industrial (Class E(g)) to
storage/distribution (Class B8) with associated external
alterations

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of use of a site with limited servicing and car parking facilities and creation of sub-standard servicing arrangements and manoeuvres by articulated heavy goods delivery vehicles on the adopted highway at Sedgley Park Trading Estate, which is highly likely to lead to conflicts between vehicles on the adopted highway and adjacent hardstanding areas used by the existing industrial units, to the detriment of the free flow of traffic and road safety.
2. The proposed car parking provision for the use proposed is inadequate, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding adopted highways where on-street parking facilities are at a premium at all times of day, which would have a significant impact on existing parking facilities for residents and industrial uses and be detrimental to the free flow of traffic and road safety.

Comments and Observations

Date: 29 July 2024

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

HIGHWAYS ASPECTS ONLY