

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/317

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72498

Location: Land off Bentley Lane, Bury, BL9 6RZ

Development: Application for permission in principle for erection of up to 9 No. dwellings

RECOMMENDATION

I do not wish to restrict the granting of planning permission

Reasons

Comments and Observations

As part of the subsequent technical details consent stage, the following aspects should be considered and full details submitted:

1. Provision of adequate pedestrian facilities abutting Bentley Lane and Walmersley Old Road to a scope and specification to be agreed with the Highway Authority;
2. Provision of adequate vehicular and pedestrian access arrangements to the site from the adjacent adopted highway in a position and to a scope and specification to be agreed with the Highway Authority, incorporating adequate levels of visibility at back edge of the footway and at the junction of the site access in accordance with the standards in Manual for Streets and measures to assist pedestrian crossing movements at the junction formed;
3. Provision of adequate facilities within the curtilage of the site to enable vehicles to enter and leave the site in a forward gear;
4. Provision of parking facilities within the curtilage of the site in accordance with the standards in Supplementary Planning Document 11 - Parking Standards in Bury;
5. Provision of bin storage arrangements within the curtilage of the site and/or each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this curtilage system of refuse collection.

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6. A scheme of mitigation measures required by Greater Manchester Fire and Rescue Service (GMFRS) to overcome the site's emergency access deficiencies. The details/measures should incorporate the installation of a residential sprinkler/misting system at each dwelling meeting the requirements of BS 9251:2014, or other subsequent standard that meets the requirements of GMFRS, and thereafter maintained at all times.
7. Measures to ensure that the requirements of Approved Document B for Fire Service access/fire safety under the Building Regulations 2010 will be met, including, but not limited to, the following:
 - Vehicular access for a fire appliance to within 45m of all points within the dwellings;
 - The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
 - As the access road is more than 20m long, a turning circle, hammerhead, or other turning point for fire appliances will be required;
 - There should be a suitable fire hydrant within 165m of any dwelling.

The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwellings are first occupied and thereafter maintained at all times.

Date: 25 November 2025

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

HIGHWAYS ASPECTS ONLY