

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/178

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70955

Location: Former HSS Hire Unit, 121-131 Bell Lane, Bury, BL9 6BS

Development: Conversion of existing building at first floor and part ground floor to create 9 No. flats including new window and door openings; retention of existing retail use on part ground floor

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the loss of existing established servicing facilities for the retained retail uses on the ground floor of the building and size of delivery vehicles associated with both the existing and likely future operators of the two independent units, which is likely to lead to conflicts between vehicles entering and leaving the access and traffic on the B6222 Bell Lane and mini-roundabout, and would therefore be detrimental to road safety and maintaining the free flow of traffic on the adjacent classified road.
2. The proposed car parking and servicing arrangements are sub-standard and likely to lead to conflicts between pedestrians and vehicles both within the site and those entering and leaving the access and the obstruction of and access to the proposed residential parking facilities, with a detrimental impact on traffic on the B6222 Bell Lane and mini-roundabout, road safety and maintaining the free flow of traffic on the adjacent classified road.
3. The proposed car parking provision for the residential and two independent retail uses to be retained is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety on the adjacent classified road. (RR08 Amended)
4. The application and submitted plans contain insufficient information to ensure that the proposed refuse collection and bin storage arrangements would be adequate for the proposed residential development and two independent retail uses to be retained. (RR08 Amended)

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5. The application and submitted plans contain insufficient information to ensure that adequate access to the proposed cycle storage facilities can be secured as a result of the proposed layout of and arrangements within the site and position of the proposed facility located within the proposed outdoor amenity space. (RR08 Amended)

Comments and Observations

Date: 19 February 2025

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

HIGHWAYS ASPECTS ONLY