

BURY COUNCIL
DEPARTMENT OF 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 (for 5 years) 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 any planning permission given shall include the following conditions:

1. Permission is hereby granted for a limited period only, namely for a period expiring 5 years from the date of this decision notice, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition.
2. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:
 1. Reinstatement of the redundant vehicular access onto Gigg Lane to adjacent footway levels to a specification to be agreed with the Highway Authority and incorporating the demarcation of the limits of the adopted highway.
 2. Delivery Management Plan confirming the location of all off-site vehicle preparation facilities and vehicle delivery arrangements made by individual members of staff rather than commercial vehicles that cannot be accommodated within the curtilage of the application site, as stated in the supporting information.
 3. Relocation of the open mesh fence erected adjacent to the adopted highway clear of the visibility splays shown at the junctions of the shared site access and Berkshire Court with Gigg Lane and clear of adequate visibility splays at the back edge of the footway at both junctions, incorporating any remedial works on the adopted highway and at the back edge of the footway required as a result of the relocation of the fence.

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The details and Delivery Management Plan subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing.

3. Subject to the provisions of Condition 2, the turning facilities within the curtilage of the 'Forecourt Area' indicated on the approved plans shall be provided before the car parking facilities are brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. Subject to the provisions of Condition 2, the car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to the principles of the National Planning Policy Framework and Bury Unitary Development Plans listed.
2. To ensure good highway design and to maintain the integrity of the adopted highway, ensure the intervisibility of the users of the adjacent junctions onto the highway, minimise the potential for the adopted highways adjacent to the site be obstructed by delivery vehicles and in the interests of highway safety.
3. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety
4. To ensure adequate off street car parking provision in the interests of road safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 20 August 2024 and supersedes my previous recommendation of 10 May 2024. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Resources and Regulation regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)

Date: 21 August 2024

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

HIGHWAYS ASPECTS ONLY