

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/172

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 71874

Location: Kashmir Superstore, 134 - 136 Rochdale Road, Bury,
BL9 7BD

Development: Change of Use from first floor Storage (B8) area to a
Restaurant [Use Class E(b)] on the first floor (restaurant
02) , including: Two storey front extension to existing
restaurant (Restaurant 01); Single-storey rear extension
to form dedicated Bin Storage; replacement rear gate and
installation of fire escape staircase at the rear

RECOMMENDATION

I recommend that any planning permission given shall include the following conditions:

1. Notwithstanding the details indicated on the approved plans, the use hereby approved shall not be commenced unless and until the dropped footway crossing for refuse collection purposes and a scheme of white lining/hatching and associated alterations to the existing on-carriageway lay-by, to a scope and specification to be agreed with the Highway Authority, have been implemented to the satisfaction of the Local Planning Authority.
2. The revised pedestrian and bin storage/refuse collection access arrangements indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority.
3. There shall be no direct means of vehicular access between the site and Kershaw Street. (HY09 Amended)

Reasons

- 1 - 3. In the interests of highway safety and to maintain the integrity of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 24 March 2026. (N025 Amended)

Cont/.....

2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) 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: 09 April 2026

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

HIGHWAYS ASPECTS ONLY