

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/139

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70827

Location: Land off Arley Avenue, rear of 1 Copse Drive & 2 Spinney Drive, Bury, BL9 5HE

Development: Variation of condition No. 2 following approval of planning permission 69387: (Formation of car park and erection of boundary fence) - Removal of demarcation of car park lines from proposed site layout

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The removal of demarcated parking spaces would fail to adequately re-provide lost parking facilities for Seedfield football pitches associated with application 69079 which could impact on the number of vehicles that could be reasonably accommodated on the site. The proposed variation of condition would impact the ancillary facilities supporting the principal use of the playing field and could potentially lead to overspill parking on the adjacent highways to the detriment of highway safety. The proposed variation of condition would therefore be contrary to Policies EN1/2, HT2/4, JP-C5, JP-C6, RT1/1, RT1/2 JP-P7 and paragraph 103 of the NPPF.

Comments and Observations

Date: 23 July 2024

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

HIGHWAYS ASPECTS ONLY