

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/229

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70730

Location: Remmets House, Lord Street, Bury, BL9 0RE

Development: Change of use of ground floor from commercial (Class E) to secondary school for 120 pupils including ancillary accommodation and teaching classrooms (Class F1a)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would be an intensification of the use of a site with inadequate access, car parking and servicing arrangements for the proposed use of the ground floor of the building combined with the retention of the existing use of the first floor and would therefore be detrimental to road safety and maintaining the free flow of traffic.
2. The proposal would result in the intensification of existing sub-standard access/egress arrangements onto the adopted highway located in close proximity to the junctions of Parker Street and Mason Street with Lord Street, to the detriment of road and pedestrian safety and the free flow of traffic.
3. The proposal would result in the retention of an unnecessary vehicular access into the building on Mason Street made redundant as a direct result of the proposed development and due to the proposed change the use of the part of the building accessed from the former roller shutter door into the proposed school dining area, to the detriment of road and pedestrian safety and contrary to ensuring the maintenance of the integrity of the adopted highway.

Comments and Observations

Date: 11 November 2024

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

HIGHWAYS ASPECTS ONLY