

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/144

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

Planning Application No: 72987

Location: Guild Electrical Supplies, Hardman Street, Bury, BL9 5AA

Development: Change of use from industrial (Class B2) to indoor leisure play centre (Class E)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of use of a site with sub-standard vehicular and pedestrian access arrangements onto/from the adjacent adopted highway, which would be detrimental to highway and pedestrian safety and the free flow of traffic.
2. The proposed servicing and car parking provision 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. (RR16 Amended)
3. The application and submitted plans contain insufficient information in order to properly assess the impact of the proposed development on access to and car parking/servicing for the adjacent businesses served from the Todd Street access.

Comments and Observations

Date: 18 June 2026

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

HIGHWAYS ASPECTS ONLY