

Proposed JD Pavilion, JD Campus, Pilsworth Road, Pilsworth

Technical Note 01 – January 2026

Introduction

- 1 Eddisons have been instructed by JD Sports Fashion PLC to advise on the traffic and transport issues relating to a planning application at the JD Sports Campus Hub on land off Pilsworth Road in the Pilsworth area of Bury (Planning Ref: 72656).
- 2 This Technical Note has been produced in response to the comments received from Transport for Greater Manchester (TfGM) in their consultation response dated 26th January 2026, in which they state the following

"However, the TS makes note of the changes in working patterns of JD Sports and notes that currently, up to 90 vehicles are displaced at Park 66 and Asda car parks. 151 spaces are currently on site and being used by employees with a further 51 spaces to be provided (totalling 202). This would suggest that prior to the erection of the leisure pavilion, there are issues with parking at the development site. It is critical that the development site in its entirety is able to accommodate the level of parking required and if the changes in working patterns/the erection of the leisure pavilion make this difficult, then the parking strategy and arrangements would need to be amended."

Existing JD Campus Car Parking

- 3 As detailed within the submitted Transport Statement, since planning consent for the original planning application on the site was granted (Planning Ref: 68530), the JD Company policy has changed, with managers required to work from the Campus 5 days a week and other staff members 4 days a week.
- 4 These changes in working patterns have resulted in increased numbers of JD employees being on site during the week, with the largest numbers being between a Monday to Wednesday, these changes to working practices have resulted in increased parking demand.
- 5 Given how certain areas of the JD business operate on the campus, the staff to floor space ratio within the campus is higher than if it were a typical office occupier, and higher than the ratios assumed when deriving the parking standards contained within the Bury Council 'Parking in Bury' SPD 11 document.
- 6 Based on the above the demand for parking on the JD Campus site this has historically resulted in staff parking occurring offsite at the nearby Asda/Park 66 together with gravel car park which is located on the Application site at present. An element of this off-site parking is the result of historic constraints relating to car parking provision and issues exiting the site in the weekday

pm periods, the latter has now been addressed following the completion of the S278 access works provided as part of the original planning application. In terms of the parking, some staff members still park offsite even when there are parking spaces on the JD Campus to avoid circulating within the car park and potential delays entering the site.

- 7 It should be noted that Traffic Regulation Orders (TRO's) are in place on the surrounding highway network including Pilsworth Road which prohibit car parking and in particular any overflow car parking.
- 8 At present visitor car parking occurs within the wider JD Campus car park which reduces the number of spaces available to staff.

Proposed Car Parking Strategy

- 9 As well as providing improved facilities for JD staff, a key element of the planning application is to implement a car parking strategy which ensures that all JD staff parking occurs on the JD Campus site and removing the requirement for costly offsite parking. As detailed with the submitted Transport Statement the proposals will provide the following parking provision
 - 202 spaces including 11 mobility impaired spaces, 22 EV charging spaces and a further 38 spaces future proofed for EV charging provision.
 - 10 visitor spaces including 1 mobility impaired spaces.
 - 3 motorcycling parking spaces.
- 10 Within the TfGM response, it makes reference to the proposals resulting in an uplift of 51 staff car parking spaces on the site. However, the actual net increase in staff car parking provision is in fact 61 car parking spaces, as the provision of a 10 space visitor car park off Hollins Brook Way will remove the demand for visitor spaces from the staff parking areas and therefore free up spaces for staff on the site itself.
- 11 In addition, the relocation of the barrier entry system as part of the proposed development will also enable improved operation and management of the existing car parking provision.
- 12 It is noted that the submitted Transport Statement makes reference to a figure of between 50 and 90 vehicles parking offsite. This is deemed to be a robust figure provided by the applicant and the actual number of vehicles on a typical day is much lower than this.
- 13 As previously stated, there is a proportion of this off-site parking demand which is historic based on previous constraints on the site which has been addressed or will be addressed through the proposals net increase in staff car parking of 61 spaces. It important to note that as part of the proposed car parking strategy, JD Sports are proposing to remove the option for staff to park off-site.

- 14 Therefore, it is concluded that the increased car parking provision to be provided as part of the JD Pavilion application forms a key part element of the wider JD Campus car parking strategy. It will ensure that sufficient car parking is provided on-site and remove any requirements for offsite car parking.

Conclusions

- 15 The above Technical Note has addressed the concerns raised by TfGM. In conclusion, there are no highway and transportation reasons why the application should not be granted planning permission.