

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/250

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

Planning Application No: 73503

Location: 825 Manchester Road, Bury, BL9 9TP

Development: Change of use from Restaurant (Class E(b) and Takeaway (Sui Generis) to a Veterinary Practice (Class E(e), alongside minor external alterations to the building fenestrations and car park

RECOMMENDATION

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

1. Notwithstanding the vehicular access alterations shown indicatively on the approved plans, no development shall commence unless and until full details of the provision of tactile paved pedestrian crossing points at the junction of the site access with Manchester Road and all associated highway remedial works have been submitted to the Local Planning Authority to a scope and specification to be agreed with the Highway Authority on a topographical based survey of the site and adjacent highways. The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the use hereby approved being brought into use.
2. The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the use hereby approved commences and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
3. The car parking and cycle storage facilities indicated on the approved plans shall be surfaced, demarcated (as appropriate) and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times. (CAR1 Amended).
4. The bin storage arrangements within the curtilage of the site indicated on the approved plans shall be made available for use to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, and maintain the integrity of the adopted highway, all in the interests of highway safety.

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2. To minimise the standing and turning movements of vehicles on the highway, in the interests of road safety
3. To ensure adequate off street car parking provision, in the interests of highway safety.
4. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 29 September 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for, technical approval and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 01 October 2026

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

HIGHWAYS ASPECTS ONLY