

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/204

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72074

Location: Former Car Time, Bell Lane, Bury, BL9 6BB

Development: Variation of condition no. 8 (approved plans) on planning permission 70253 (Demolition of existing car sales building and the redevelopment of the site for a new Petrol Filling Station with associated facilities alongside a drive thru unit and a detached block of 2no. food-to-go convenience pods): to remove the requirement for HGV swept path to be contained within one side of the carriageway

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed vehicular access arrangements indicated on plan reference 2489.F.104 Revision C submitted as part of planning application 70253 are sub-standard in terms of providing acceptable and safe standards and levels of access which is highly likely to lead to conflicts between service vehicles egressing the site and traffic on Bridge Street in close proximity to the junctions with Bell Lane and the access serving Car Time to the west, to the detriment of highway safety and maintaining the free flow of traffic on the highway network.
2. The application and submitted plans contain insufficient information to confirm that the access to be amended has been used as suggested by the size of service vehicles anticipated to be generated by the proposed development.

Comments and Observations

Date: 24 July 2025

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

HIGHWAYS ASPECTS ONLY