

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/382

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

Planning Application No: 72653

Location: 369 Brandlesholme Road, Bury, BL8 1HS

Development: Formation of an external seating area with associated wind barriers and retractable awning together with alterations to the existing shop front including new entrance door and shop front glazing

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved plan reference AS906-02 Revision A, the development hereby approved shall not be commenced unless and until a scheme of white lining and associated alterations to the existing on-carriageway lay-by, incorporating the provision of an access protection marking, have been submitted to/agreed with the Highway Authority. The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the an external seating area hereby approved being brought into use.
2. The external seating area and associated wind barriers indicated on approved plan reference AS906-02 Revision A shall be maintained in the position shown relative to the adopted highway and be implemented to the satisfaction of the Local Planning Authority.

Reasons

- 1 & 2. In the interests of highway safety and to maintain the integrity of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plan reference AS906-02 Revision A received by the Council on 20 March 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for and implementation of the required white lining works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Cont/.....

Date: 17 April 2026

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

HIGHWAYS ASPECTS ONLY