

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/194

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70787

Location: The Engine Shed, Rowlands Road, Summerseat, Bury,
BL9 5QY

Development: Change of use from light industrial to restaurant (Use
Class E) to include a mezzanine floor, 2 no. extractor
fans; replacement and refurbishment of windows and
doors; reduce height of part retaining wall and erection of
bin store with associated car parking

RECOMMENDATION

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

1. The development hereby approved shall not be commenced unless and until the visibility improvements indicated on the approved plan reference PM10-02 Revision A have been implemented to the written satisfaction of the Local Planning Authority and subsequently maintained free of obstruction above the height of 0.1m above upper ground level in perpetuity.
2. The servicing and turning facilities indicated on approved plan reference PM10-02 Revision A shall be provided before the use hereby approved is commenced and subsequently maintained free of obstruction at all times. (HY14 Amended)
3. The car parking indicated on approved plan reference PM10-02 Revision A shall be surfaced, demarcated in a form suitable for use in a gravel surfaced car park and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended)

Reasons

1. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.
2. To ensure adequate turning movements of vehicles within the site on the highway in the interests of highway safety.
3. To ensure adequate off street car parking provision in the interests of road safety.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 20 September 2024. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Operations regarding any works required to widen the existing access into the development. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the need to intercept surface water draining from the proposed development prior to its entering the highway to meet the requirements of Section 163 of the Highway Act 1980. (N005 Amended)
4. A system shall be employed to ensure that the adopted highways are kept free of deposited material from the ground works operations to the satisfaction of the Local Planning Authority. (N030)

Date: 24 September 2024

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

HIGHWAYS ASPECTS ONLY