

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 24/163

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 70819

Location: Land between 69-97 Rochdale Road & York Street, Bury,  
BL9 7AX

Development: Creation of a car park with 40 No. parking spaces on  
vacant land

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**RECOMMENDATION**

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

Notwithstanding the details indicated on the approved plans, full details of the following highway remedial works around the perimeter of the site to a scope and specification to be agreed with the Highway Authority shall be submitted to the Local Planning Authority within 2 months of the date of this decision:

1. A scheme of highway reconstruction/resurfacing works for the footway on Back Rochdale Road and the un-named side street linking Back Rochdale Road with Rochdale Road in order to facilitate the proposed development and site access arrangements, incorporating the demarcation of the limits of the adopted highway with edgings and all associated highway and highway drainage remedial works;
2. Formation of a heavy duty access onto Back Rochdale Road to serve the proposed car park;
3. A scheme of highway remedial works on Rochdale Road and York Street to reinstate/repair the adopted footways abutting the site as a result of the construction of the development and following removal/replacement of any affected existing edgings, incorporating the demarcation of the limits of the adopted highway with edgings and all associated highway and highway drainage remedial works;
4. Measures/surfacing details to prevent the spread of loose stone/gravel surfacing around the perimeter of the site and at the junction of the car park access with Back Rochdale Road;
5. Confirmation of the position of a segregated pedestrian access to the car park from the adopted highway, incorporating all associated alterations to the site boundary treatment.

The approved scheme shall be implemented to the satisfaction of the Local Planning Authority within 3 months of the approval of the scheme.

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## **Reasons**

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

## **Comments and Observations**

1. This recommendation relates to the revised plan 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 the specification for and implementation of the required highway works. 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 across a footpath to meet the requirements of Section 163 of the Highway Act 1980. (N005)

Date: 24 September 2024

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

**HIGHWAYS ASPECTS ONLY**