

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/006

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71435

Location: 212A Bell Lane, Bury, BL9 6HS

Development: Change of use of an existing dwelling space (Use Class C3) into a commercial unit (Use Class E) with gated entrance at rear

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of a sub-standard accesses onto, and parking arrangements adjacent to, the adopted highway in a hazardous position on the highway network close in proximity to the junction with B6222 Bell Lane and onto the adjacent back street, which is likely to lead to the creation of vehicular and pedestrian conflicts on the adopted highway, to the detriment of the free flow of traffic and highway safety.
2. The proposal would result in the creation of a commercial use at a site with inadequate parking and servicing facilities and is likely to lead to the creation of vehicular and pedestrian conflicts in a hazardous position on the highway network, to the detriment of the free flow of traffic and highway safety.
3. The application and submitted plans contain insufficient information to enable the adequate, accessible bin storage facilities for both uses to be properly assessed. (RR08 Amended)

Comments and Observations

Date: 14 February 2025

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

HIGHWAYS ASPECTS ONLY