

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/007

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

Planning Application No: 72680

Location: Land at St Josephs Church & Presbytery car park, Peter Street, Bury, BL9 6AB

Development: Erection of single storey day centre (Use Class F1) cycle and car parking, landscaping and associated works

RECOMMENDATION

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

1. Prior to the commencement of development, full details, on a topographical based survey of the site and all adjacent highways, of the following shall be submitted to and agreed in writing with the Local Planning Authority:
 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site to a scope to be agreed in the event that subsequent remedial works are required following wall demolition operations, construction of the development and as a result of any statutory undertakers connections to the development. The survey shall confirm the condition of the highways/footways abutting the site prior to commencement of the development and removal of all existing boundary features and walls. Following substantial completion of the development, a further survey to the same scope agreed shall be undertaken of the highways/footways abutting the site following removal of all existing boundary features and walls in order to identify any further highway remedial works not specifically covered by this condition.
 2. A scheme of highway works around the perimeter of the site to a scope and specification to be agreed, incorporating the regularisation of the Bold Street westerly footway abutting the site, reinstatement of the redundant footway crossing on Back Moorgate and demarcation of the limits of the adopted highway.
 3. Proposed boundary sections to reflect the perimeter highway works and to ensure appropriate levels between the back of the footway and the site.
 4. All boundary treatment abutting the adjacent adopted highways incorporating foundations that do not encroach under the adopted highway.

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5. In the event that further remediation works to the footway/highways abutting the site, are deemed required, details of such works shall be submitted to, and agreed by the Local Planning Authority.

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the use of the site commencing.

2. No development shall commence unless and until a 'Construction Traffic Management Plan', has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Access route for all construction vehicles to the site from the Key Route Network.
 2. Access point(s)/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian and/or vehicular access to adjacent residential properties and the church, and all temporary works required to facilitate access for construction vehicles.
 3. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian and/or vehicular access to adjacent residential properties and the church, and retention of adequate levels of visibility at any adjacent junctions with/on the adopted highway.
 4. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto the adopted highway.
 6. Confirmation of hours of operation and number of vehicle movements.
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage demolition/delivery vehicle manoeuvres.
 8. Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials.
 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the demolition/groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

3. The car parking, cycle storage arrangements and turning facilities within the curtilage of the site indicated on the approved plans shall be surfaced, demarcated (as appropriate) and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

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4. Bin storage arrangements within the curtilage of the site indicated on the approved plans shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reasons

1. 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.
2. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure the intervisibility of the users of the site and the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations.
3. To ensure adequate off-street car parking provision and cycle storage arrangements and to minimise the standing and turning movements of vehicles on the highway, in the interests of road safety.
4. To ensure that adequate bin storage arrangements are provided within the curtilage of the site.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 26 February 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Place Directorate (Engineering & Streetscene) 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 Section 80 of the Building Act 1984 and the potential need to give six weeks prior written notice to the Place Directorate detailing any proposed demolition works in connection with the proposed development. (N020)

Date: 27 February 2026

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

HIGHWAYS ASPECTS ONLY