

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/241

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 72231

Location: Performance House, Heywood Street, Bury, BL9 7DZ

Development: Change of use of part car showroom (Sui Generis) to retail (Class E(a)); Two storey extension for ground floor retail & office and first floor office use; External alterations

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved plans, no development shall commence unless and until full details of the following, have been submitted to and agreed in writing by the Local Authority:
 1. Submission of a photographic dilapidation survey of the existing adopted highway that abuts the site and the proposed development areas in the event that subsequent remedial works are required as a result of the construction of the proposed development;
 2. Proposed alterations to the existing site access onto Heywood Street, incorporating a replacement sliding gate and all associated highway remedial works;
 3. Proposed extension foundations confirming no encroachment under the adjacent adopted highway;
 4. Extent of boundary wall alterations and replacement railings, demarcation of the limits of the adopted highway and all associated highway remedial works;
 5. Works to remove the existing car wash operation and all associated redundant structures, hardstandings and drainage arrangements.

The details and any required highway remedial works subsequently approved shall be implemented to an agreed programme and prior to the extension of the building hereby approved being brought into use.

2. The turning facilities indicated on approved plan references 100/004 Revision - 3 and 3196-001 Revision A, facilitated by the removal of the existing car wash operation and bounded by the proposed parking spaces, shall be provided before the development hereby approved is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

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3. The car parking indicated on approved plan references 100/004 Revision - 3 and 3196-001 Revision A shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended)
4. The refuse storage and access arrangements to be provided within the curtilage of the site indicated on approved plan references 100/004 Revision - 3 and 3196-001 Revision A shall be made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.
5. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. To ensure good highway design and to maintain the integrity of the adopted highway, in the interests of highway safety.
2. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
3. To ensure adequate off street car parking provision in the interests of road safety.
4. To ensure that adequate bin storage arrangements are provided within the curtilage of the site, clear of the adopted highway.
5. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 12 November 2025. (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 highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)

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3. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary fencing under the adjacent adopted highway.

Date: 13 November 2025

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

HIGHWAYS ASPECTS ONLY