

Access statement

Address: 134 Rochdale Rd, Bury BL9 7BD

Proposal: Change of Use from Storage (B8) to Seating for Restaurant [E(b)] on the first floor (restaurant 02) , Including: 1-Double-storey front extension to restaurant 01, 2Single-storey rear extension to form dedicated Bin Storage and internal changes. Replacement rear gate and installation of fire escape staircase at the rear.

Content

1-This statement outlines the procedures for food deliveries and collections at Restaurants 01 and 02.

2-Car Parking Appraisal

1-This statement outlines the procedures for food deliveries and collections at Restaurants 01 and 02.

All food collections from both restaurants will take place at the rear of the premises, ensuring that customer access and general operations at the front entrances remain unobstructed.

Delivery drivers will access the site via the vehicular entrance gate on Kershaw Street, which serves both restaurants.

- Restaurant 01: Delivery drivers will collect food orders directly from the door adjacent to the kitchen, allowing efficient transfer of food from preparation to collection.
- Restaurant 02: Collections will take place via the fire escape staircase at the rear, where there is sufficient space for safe loading and unloading of delivery vehicles. This area is outlined in black on the attached plans (refer to Images 01 and 02).

Using the rear access for collections is the preferred arrangement, as it avoids congestion at the main customer entrances, promotes safer vehicle and pedestrian movement, and supports smoother day-to-day operations for both restaurants.

The operating hours for deliveries and collections are 5:00 pm to 10:00 pm daily. Deliveries will be scheduled within these hours to minimise disturbance to neighbouring properties and to maintain efficient site management.

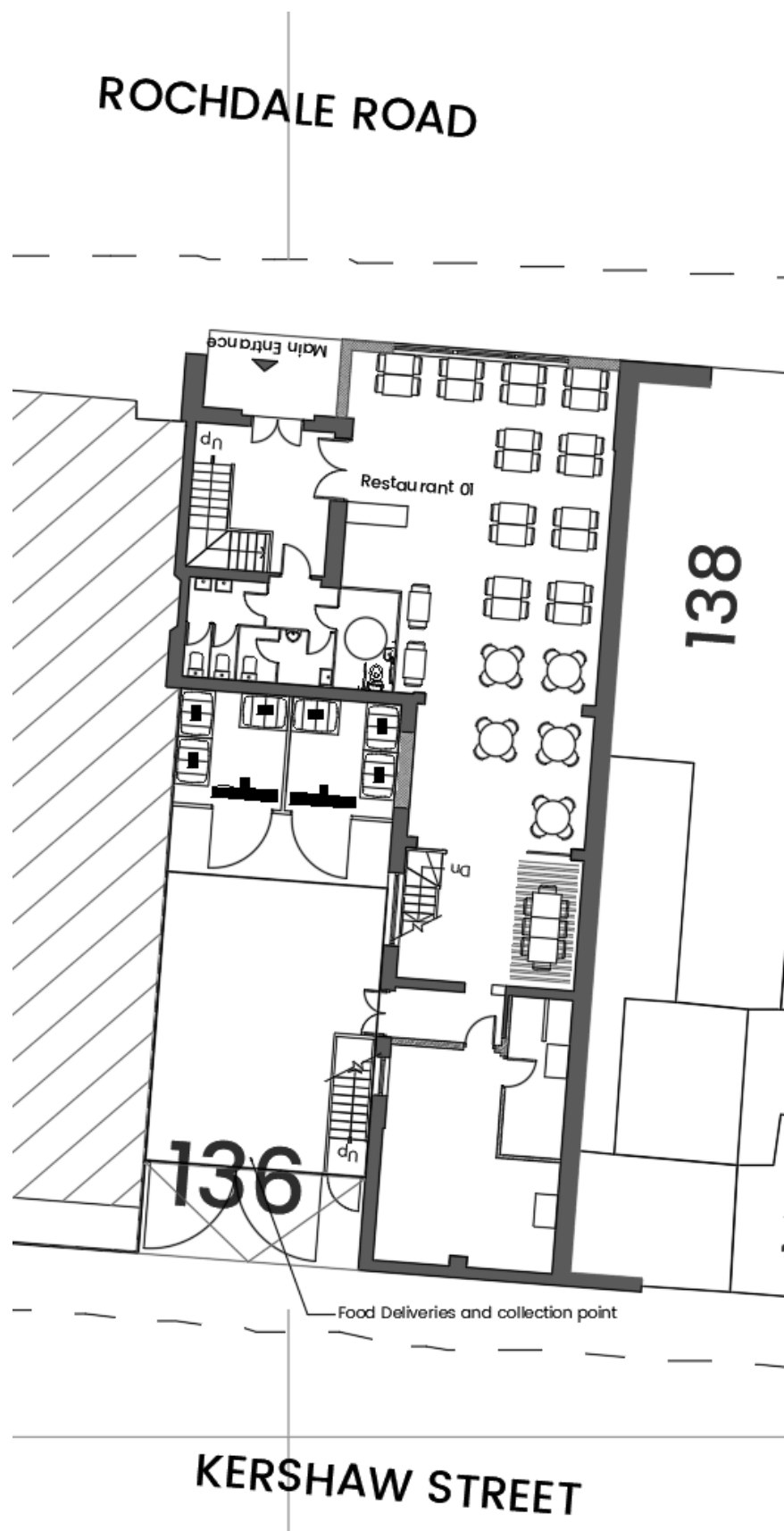


Image 01 - Site plan

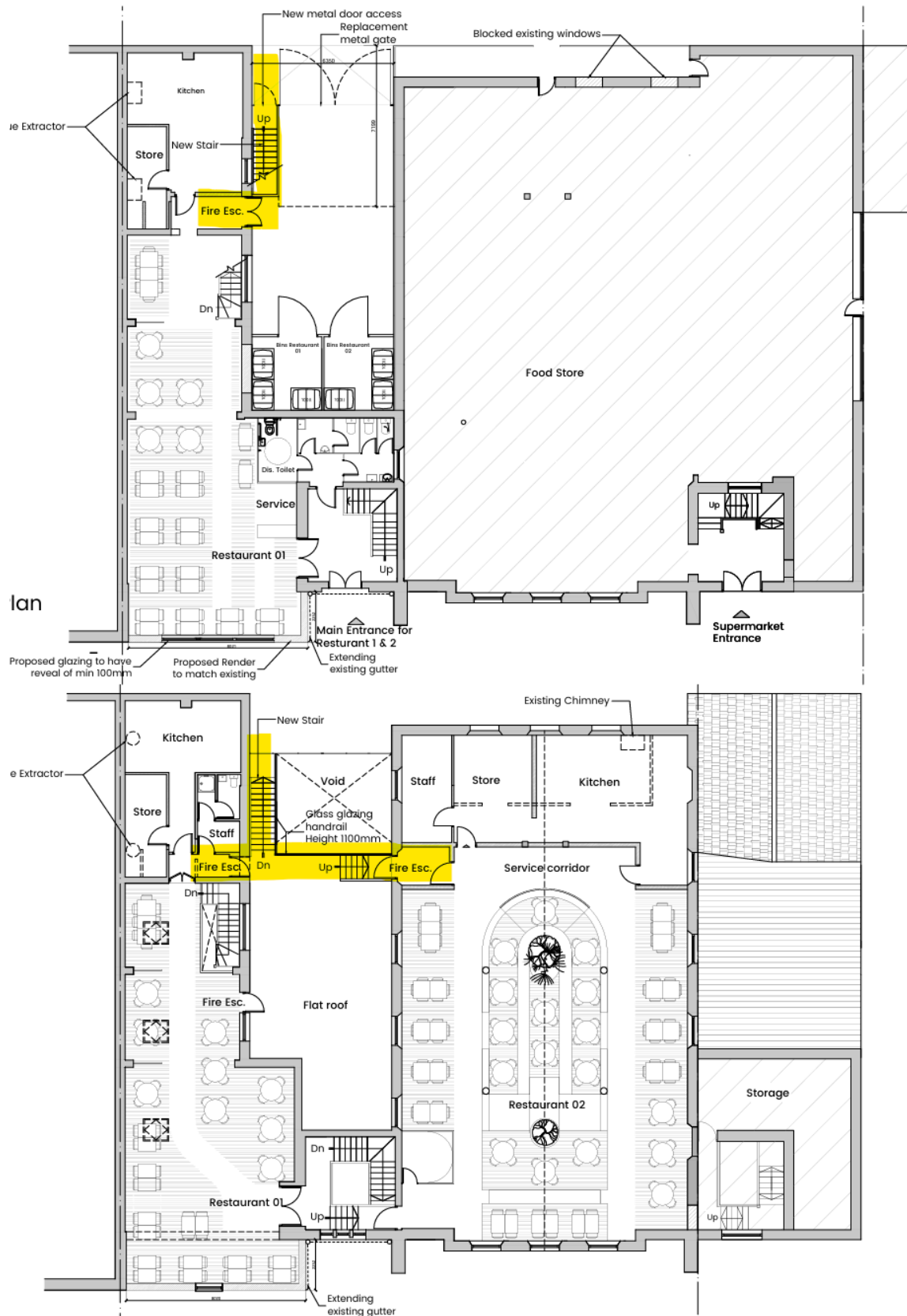


Image 02 - Proposed Ground and First Floor Plans Showing the Delivery Route Highlighted

2-Car Parking Appraisal

2-1 Accessibility Statement – 134 Rochdale Road, Bury BL9 7BD

-Overview

The site at 134 Rochdale Road is well-located in terms of sustainable travel, offering excellent opportunities for access via walking, cycling, and public transport. Its central location ensures that local residents, employees, and visitors can conveniently reach the site without relying solely on private vehicles, supporting both local and national transport planning policy objectives.

2-1-1 Walking and Cycling

Walking and cycling are viable options for accessing the site from nearby residential and commercial areas. The site is located within an urban environment with well-maintained, lit footways along Rochdale Road and connecting streets. Safe pedestrian crossings are available, providing convenient access to bus stops and other local amenities.

Walking can replace motorised trips for journeys up to 2 km, and cycling is a viable alternative for distances up to 5 km. The site's surroundings include a network of formal and informal cycle routes, providing access to local services and wider destinations. Over short distances, cycling is often quicker and more flexible than using a car, reducing traffic impacts on the local highway network and supporting active, healthy lifestyles.

2-1-2 Public Transport

The site is highly accessible by bus, with two primary bus stops located within 200 m:

These stops provide frequent services throughout the day, connecting the site to Bury town centre, Manchester, and other key destinations. The very close

proximity of these bus stops, combined with high-frequency service, ensures that public transport is a practical and convenient option for staff, visitors, and users of the site.

Bus Stop	Approx. Distance from Site	Approx. Frequency	Key Destinations	Notes
Rochdale Rd / Pimhole Rd	~60-80 m	Frequent (routes 163, 471, etc.)	Bury town centre, Manchester, Bolton	Very short walk, multiple frequent services
Rochdale Rd / Bond St	~110-120 m	Frequent (standard town-route services)	Bury town centre, Rochdale	Excellent proximity to site

Image 03- Summary of Bus Services from Bus Stops (Within 200m of Site)

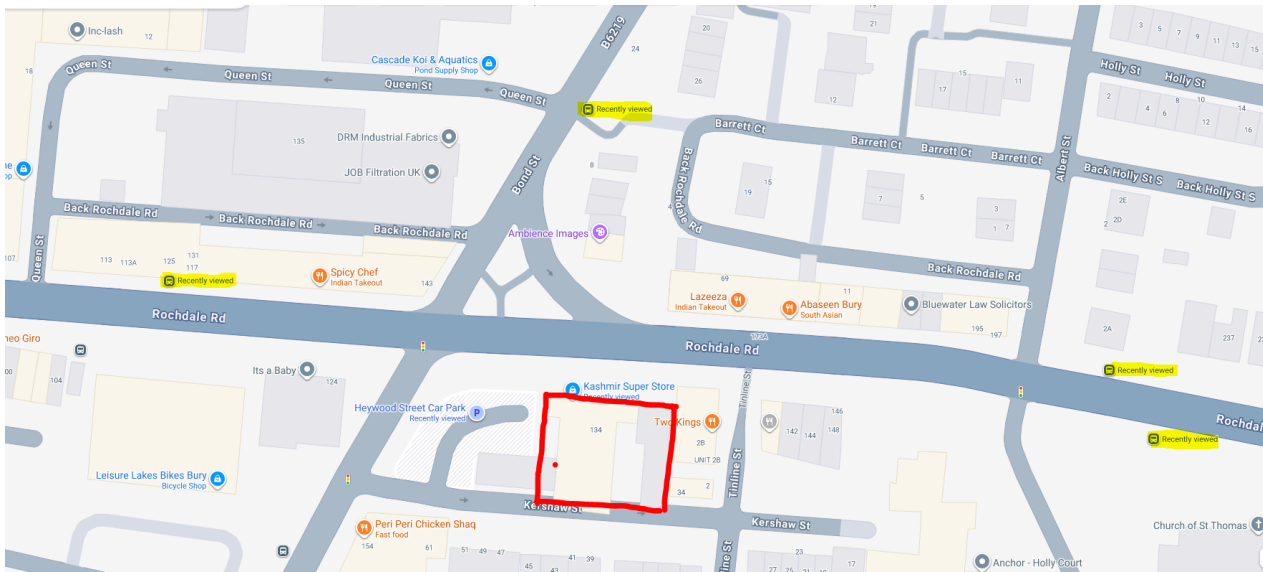


Image04- Map showing the bus services (Within 200m of Site)

2-1-3 Overview of Existing Parking Provision

The proposed development site is located in a well-connected area of Bury, with access to multiple parking facilities nearby. Of particular note is the Halls Mill Retail Park Car Park, situated on Foundry Street, Bury (postcode BL9 7AZ). This

car park is within convenient walking distance of the site, approximately a 3-5 minute walk, offering a practical parking solution for visitors and short-stay users.

Details of Halls Mill Retail Park Car Park, located on Foundry Street, Bury (BL9 7AZ),

- Number of Spaces: 137 spaces available

Parking Cost:

-Free for the first 2 hours

-Additional hours charged at £2.00 per hour

Operating Hours: Open all day, Monday through Sunday

Additional Features:

-Disabled parking bays available

-No height restrictions, allowing access for standard vehicles and small delivery vans

The availability of 137 free parking spaces for up to 2 hours in a controlled environment is a significant asset for the proposed development. The free 2-hour parking period supports short-term visits such as client meetings, deliveries, and customer stops, which are critical for the smooth operation of the site.

The location of the car park on Foundry Street ensures easy vehicular access and convenient pedestrian connection to the site, reducing the need for on-site parking spaces. The additional pay-to-park option after 2 hours provides flexibility for longer stays without overburdening local streets with parked vehicles.

Moreover, the car park's disabled bays and absence of height restrictions demonstrate accessibility and accommodate a range of vehicle types, aligning with inclusive and practical design considerations.

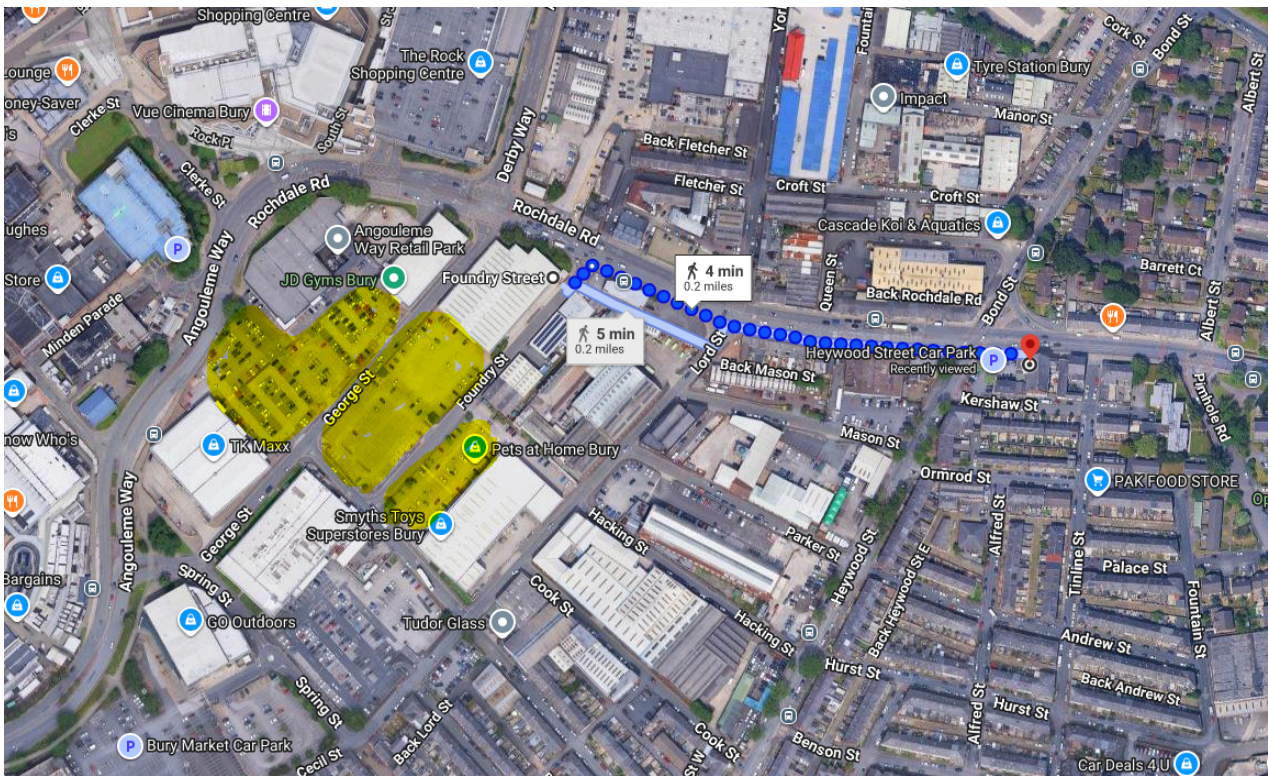


Image 03 - Proposed Ground and First Floor Plans Showing the Delivery Route Highlighted

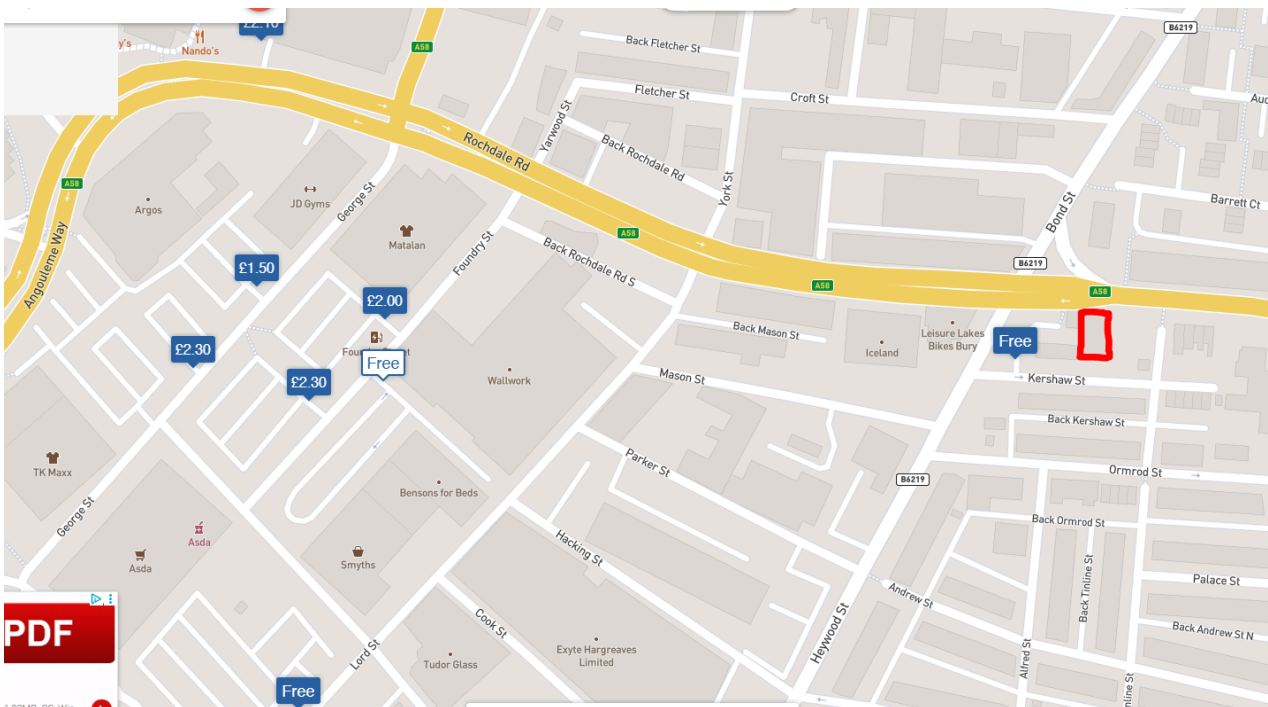


Image 04: The available car parking options within 4m walk from the site

https://www.parkopedia.co.uk/parking/carpark/halls_mill_retail_park/bl9/bury/?arriving=202510311230&leaving=202510311430

In accordance with SPD11 (Parking Standards in Bury), the proposed development is located within walking distance of well-provided public parking (Halls Mill Retail Park – Foundry Street, BL9 7AZ), which offers 137 spaces and free parking for up to 2 hours in a controlled environment. Given the site's central location and accessibility to existing public parking, we consider that the on-street and off-site public parking infrastructure can help satisfy part of the demand for visitor and short-stay parking.

This approach helps to minimise on-site parking requirements, supports sustainable transport management, and reduces potential congestion in surrounding areas, while still ensuring convenient and accessible parking options for users of the development.

Conclusion

The proposed development at 134 Rochdale Road, Bury BL9 7BD has been carefully designed with consideration for safe, efficient, and sustainable access. Food deliveries and collections for Restaurants 01 and 02 are managed via dedicated rear access points, ensuring smooth operations at the front of the premises and maintaining safe movement for pedestrians and vehicles.

In terms of accessibility, the site benefits from excellent connections to sustainable travel modes. Walking and cycling are practical for local residents and workers, supported by well-maintained footways, safe pedestrian crossings, and nearby cycle routes. Public transport accessibility is strong, with bus stops on Pimhole Road and Bond Street located within 200 m of the site, offering frequent services to Bury town centre, Manchester, and surrounding areas.

The site is also well-served by nearby public parking at Halls Mill Retail Park (Foundry Street), which provides 137 spaces with up to 2 hours free parking. This ensures convenient short-stay parking for visitors while minimising reliance on on-site parking and reducing potential congestion.

Overall, the site demonstrates a high level of accessibility for pedestrians, cyclists, public transport users, and vehicles, aligning with national and local transport policy objectives, supporting sustainable travel, and facilitating safe and efficient operation of the proposed restaurant development.