

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/124

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70789

Location: Albion Mill, Albion Street, Bury, BL8 2AD

Development: Prior approval for proposed change of use from commercial to 42 No. flats

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the significant intensification of the use of a site with inadequate off-street parking facilities within the curtilage of the site for the proposed residential and retained existing industrial uses, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding adopted highways where on-street parking facilities are at a premium at all times of day, would have a significant detrimental impact on access to the adjacent industrial uses served by Albion Street and would be detrimental to the free flow of traffic and highway safety.
2. The proposal would result in the loss of existing off-highway servicing and parking facilities within the curtilage of the site for the existing industrial use, which would have a significant detrimental impact on highway safety, access to the adjacent industrial uses served by Albion Street and be detrimental to the free flow of traffic.
3. The application and submitted plans contain insufficient information to ensure that access to and provision of adequate off-highway bin storage arrangements and facilities can be provided for the proposed residential use within the curtilage of the site in order to ensure that the adjacent adopted highways are not used for refuse collection purposes or the storage of communal bins. (RR08 Amended)

Comments and Observations

Date: 07 June 2024

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

HIGHWAYS ASPECTS ONLY