

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/169

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

Planning Application No: 73256

Location: Land adjacent to Lidl, off Victoria Street, Bury, BL8 1LE

Development: Construction of car park, erection of electric vehicle charging points and associated infrastructure, including CCTV and lighting

RECOMMENDATION

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

1. Notwithstanding the details shown indicatively on approved plan reference 'Site Proposed Plan' Revision V1, no development shall commence unless and until full details of the following have been submitted, to a scope and specification to be agreed, to the Local Planning Authority on a topographical survey of the site and adjacent adopted highways:
 - Position of the limited waiting bay on Olive Street adjacent to the site, incorporating the remarking and resigning (as appropriate) of the facility as part of the proposed development.
 - Formation of the revised site access onto Victoria Street, incorporating adequate, tracked kerb radii that can accommodate all vehicles likely to be served by the electric vehicle charging points, reconstruction and/or refurbishment of the footways that abut the site to a scope and specification to be agreed to accommodate the proposed access alterations and address the previous illegal crossing of the footway by fly-parking on the site, demarcation of the limits of the adopted highway, tactile paved crossing points, any alterations to existing footway chambers on the affected footway and all associated highway remedial/accommodation works required as a result of the proposed development and any statutory undertakers connections to the site.
 - Provision of 2.4m x 33m visibility splays at the junction of the site access onto Victoria Street with no obstructions above the height of 0.6m within them, incorporating full details of proposed low level boundary treatments/fence lines and details of any foundations required confirming no projections under/encroachment on the adjacent adopted highway.
 - Revised, level pedestrian connection position from the site onto the adjacent adopted highway, clear of the existing street lighting column and tactile paved crossing point, incorporating adequate arrangements at the interface with the adopted highway and the demarcation of the limits of the adoption.

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- Measures and scheme of works to ensure that surface water is not discharged from the car park hardstanding onto the adjacent adopted highways.
- Replacement/remarking of all carriageway markings abutting the perimeter of the site, including the provision of new 'Keep Clear' markings in a position to be agreed and to suit the revised site access position.

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

2. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.
 2. Access route for all vehicles to the site from the Key Route Network.
 3. Access point(s) for construction traffic from Victoria Street and all temporary works required to facilitate access for ground works/construction vehicles.
 4. If proposed, details of site hoarding/gate positions clear of required visibility splays onto the adjacent adopted highway.
 5. The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway.
 6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Victoria Street.
 7. Confirmation of hours of operation and number of vehicle movements.
 8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.
 9. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
 10. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the 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. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

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All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

3. The vehicular and pedestrian access arrangements and turning facilities within the curtilage of the site indicated on the approved plans/as a result of compliance with the above condition shall be provided before the development is brought into use and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times. (HY14 Amended)
4. The car parking indicated on the approved plans/as a result of compliance with the above condition shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times. (CAR1 Amended).

Reasons

1. To secure the satisfactory development of the site in terms of highway safety, ensure the intervisibility of the users of the site and the adjacent adopted highways, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety.
3. In the interests of highway safety and to minimise the standing and turning movements of vehicles on the highway in the interests of road safety.
4. To ensure adequate off-street car and cycle parking and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety.

Comments and Observations

1. This recommendation relates to revised plan reference 'Site Proposed Plan' Revision V1 received by this Section on 15 July 2026. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department for Place (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)

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3. The applicant's attention is drawn to the need to enter into a Section 50 Licence and follow the Technical Approval process in respect of the works to be carried out on the highway in connection with the proposed development.
(N031 Amended)

Date: 12 August 2026

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

HIGHWAYS ASPECTS ONLY