

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/112

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70710

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

Development: Change of use of part car showroom (Sui Generis) to retail (Class E(a)) and office (Class E(g)(i)) single storey extension and external alterations

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of an additional access onto Mason Street to a site that is already adequately accessed from the adopted highway and in very close proximity to the existing site access, which is likely to lead to the creation of vehicular and pedestrian conflicts, to the detriment of highway safety.
2. The proposal access arrangements onto Mason Street are sub-standard in terms of access form, visibility at the junction with Mason Street and back edge of the footway and proximity to the existing site access, which would not maintain the integrity of the adopted highway and is likely to lead to the creation of vehicular and pedestrian conflicts, to the detriment of highway safety.
3. The proposed servicing and car parking arrangements/provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway on the surrounding streets and in close proximity to the Heywood Street/Mason Street junction, to the detriment of the free flow of traffic and road safety. (RR16 Amended)
4. The remote location of the proposed car parking is sub-standard in terms of accessibility for the pedestrians/customers likely to be generated by the proposed retail use, especially those with mobility impairments and in view of the need to load goods from the retail use to a parked car, which is likely to lead to vehicles parking and carrying out manoeuvres on the highway on the surrounding streets and in close proximity to the Heywood Street/Mason Street junction, to the detriment of the free flow of traffic and pedestrian and road safety. (RR16 Amended)

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5. The proposal would result in the loss of existing, approved car parking provision for the existing industrial use located on Parker Street, which is likely to lead to vehicles parking and carrying out manoeuvres on the highway on the surrounding streets, to the detriment of highway safety.
6. The application and submitted plans contain insufficient information to enable the proposed refuse collection arrangements within the curtilage of the site to be properly assessed in relation to Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.
(RR08 Amended)
7. The application and submitted plans contain insufficient information to ensure that the bin storage area to the north of the building will not be able to be accessed by vehicles illegally crossing the adopted footway.

Comments and Observations

Date: 21 May 2024

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

HIGHWAYS ASPECTS ONLY