

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/133

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70770

Location: 100 Spring Lane, Radcliffe, Manchester, M26 2QX

Development: Creation of an additional shop Class E (a) to rear of the existing shop Class (E), including alteration of existing window on side elevation to form new shop front

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of the use of a building with inadequate servicing and no off-street parking facilities, which is highly likely to lead to vehicles parking, servicing and carrying out manoeuvres on the surrounding classified roads and residential streets in hazardous positions on the highway network and where on-street parking facilities are at a premium at all times of day, which would be detrimental to the free flow of traffic and road safety and have a significant impact on existing parking facilities for existing residents.
2. The proposal would result in the intensification of the use of a building with inadequate off-highway bin storage, which is highly likely to lead to the adjacent adopted highways being used for refuse collection purposes and the storage of communal bins.

Comments and Observations

Date: 26 July 2024

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

HIGHWAYS ASPECTS ONLY