

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/065

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69215

Location: Land adjacent to 78 Countess Lane, Radcliffe, Manchester,
M26 3NH

Development: Erection of 1 No. dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of an unnecessarily wide, gated vehicular access onto a classified road (A665 Countess Lane) that would be sub-standard in terms of visibility, which would be detrimental to highway safety.
2. The proposal would result in the creation of pedestrian/personal safety issues on the adopted footpath to the rear of the site that links Ashcombe Drive and Westminster Avenue due to the position of the proposed fencing and pedestrian access immediately adjacent to the pedestrian route, which would unacceptably narrow a 20 metre section and be out of keeping with the remainder of the route.
3. The proposal would result in the obstruction of the approved visibility splay to the left on egress at the junction of Ashcombe Drive with Countess Lane, which would be detrimental to highway safety.
4. The proposed 'stone effect concrete' hardstanding would result in the discharge of surface water onto the adjacent adopted highway, which would be detrimental to highway safety and would not maintain the integrity of the adopted highway.
5. The application and submitted plans contain insufficient information to properly assess the physical impact of the proposed development and access on the adjacent highway tree on Countess Lane.
6. The application and submitted plans contain insufficient information to ensure that access to/maintenance of the existing street lighting column on the adopted footpath to the rear of the site would not be adversely affected as a direct result of the proposed development.

Cont/.....

Comments and Observations

Date: 30 March 2023

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

HIGHWAYS ASPECTS ONLY