

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 21/325

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67511

Location: 282A & 282B Hollins Lane, Bury, BL9 8AY

Development: Single storey extension to front of shop with seating area outside; Balcony roof terrace to the rear of 1st floor dwelling; Flat roof dormer with Juliet balcony to the rear of dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would be an intensification of the use of a site with inadequate car parking and servicing arrangements and would be detrimental to road safety and maintaining the free flow of traffic. (RR13 Amended)
2. The application and submitted plans contain insufficient or detailed information in order for the physical impact of the proposed single storey extension and reconfigured seating area on the adjacent adopted highway and unadopted access to the west of the site, as well as impact on visibility at the adjacent junction with Hollins Lane, to be properly assessed. (RR14)

Comments and Observations

Date: 03 November 2021

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY