

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/118

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68261

Location: Rose and Crown, Cockey Moor Road, Radcliffe, BL8 2HB

Development: To form new beer garden to east elevation of public house, etc.

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the loss of existing car parking facilities which, coupled with an increase in floor area of the public house as a result of the proposed beer garden, is likely to lead to vehicles parking and carrying out manoeuvres on the adjacent classified roads and in close proximity to the Cockey Moor Road/Lowercroft Road/Ainsworth Road/Starling Road signalised junction, to the detriment of the free flow of traffic and road safety.
(RR16 Amended)
2. The proposal does not incorporate adequate pedestrian access arrangements from the car park to the main pedestrian entrance to the public house, which would be detrimental to pedestrian safety.
3. The application and submitted plans contain insufficient information to ensure that surface water from the existing car park and proposed, resin bound surface of the affected area of former car park will not be discharged onto the adjacent adopted highway, which would be detrimental to highway safety and contrary to the requirements of the Highways Act 1980.

Comments and Observations

Date: 22 July 2022

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

HIGHWAYS ASPECTS ONLY