

**BURY COUNCIL**  
**DEPARTMENT FOR OPERATIONS**

REF NO: 22/351

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 69048

Location: 68 Tanners Street, Ramsbottom, Bury, BL0 9ES

Development: Conversion of basement to self-contained flat

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**RECOMMENDATION**

I recommend that this planning application be refused

**Reasons**

1. The proposal would result in the intensification of use of a property with no off-street parking facilities, which is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety.
2. The proposal involves the use of the former basement access as the primary pedestrian access to the self-contained flat, served directly from the vehicular access to the rear where intervisibility between motorists and pedestrians is restricted, which would be detrimental to pedestrian safety.
3. The proposal does not provide adequate refuse collection facilities for the number dwellings proposed, which is likely to lead bins being stored on the adjacent adopted highway, to the detriment of highway safety.

**Comments and Observations**

Date: 31 January 2023

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

**HIGHWAYS ASPECTS ONLY**