

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/056

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70551

Location: Land adjacent to 6 Richard Burch Street, Bury, BL9 6DU

Development: Erection of 2 No. dwellings

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would reduce visibility at the junctions of Back Walmersley Road East with Richard Burch Street and Back Richard Burch Street with Back Walmersley Road East to sub-standard levels, which is likely to lead to the creation of vehicular conflicts on the adopted highway, to the detriment of highway safety.
2. The application and submitted plans contain insufficient topographical survey based information to properly assess the physical impact of the proposed development, including its foundations and surface water drainage arrangements, on the adjacent adopted highway. (RR08 Amended)
3. The application and submitted plans contain insufficient information to enable the proposed refuse collection arrangements within the curtilage of each dwelling to be properly assessed in relation to Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'. (RR08 Amended)

Comments and Observations

Date: 21 May 2024

Signed: A Southgate

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY