

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/091

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69444

Location: 2 Taylors Lane, Radcliffe, Bolton, BL2 6QS

Development: Change of use from garage/unit into 1 no. dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking and turning arrangements within the curtilage of the site relative to the fencing and gating features shown on submitted plan reference RC1120 Revision 2A are sub-standard and could lead to vehicles reversing out onto the adjacent Public Footpath No. 46, Christ Church, Radcliffe, which would be detrimental to highway safety.
2. The application and submitted plans contain insufficient information to ensure that the requirements of Greater Manchester Fire and Rescue Service in relation to the safety of the future occupiers of the dwellings can be met.

Comments and Observations

Date: 09 June 2023

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

HIGHWAYS ASPECTS ONLY