

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/089

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72750

Location: Land at Harper Fold Road & Canute Street, Radcliffe,
Manchester, M26 3BX

Development: Erection of 2 No. dwellings

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of sub-standard access arrangements to a site in close proximity to the Higher Dean Street/Canute Street junction, contrary to the views expressed by the Appeal Inspector as part of the consideration of planning application 71444, which would be detrimental to highway safety and the free flow of traffic.
2. The proposed accesses are sub-standard in terms of visibility both at the junctions with Canute Street and at the back edge of the footway, which would be detrimental to pedestrian and road safety and not in compliance with Manual for Streets and Streets for All Design Guidance.
3. The proposals would result in the loss of existing on-street parking facilities in close proximity to the A665 Bolton Road/Canute Street and Higher Dean Street/Canute Street junctions, which is likely to lead displaced vehicles parking in more hazardous positions on the adopted highway network to the detriment of the free flow of traffic and road safety.
4. The proposed car parking provision is inadequate, especially compared to application 71444 of the same scale considered by the Appeal Inspector, and is therefore 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. (RR16)
5. The proposal does not provide suitable accommodation for vehicles to enter and leave the site in a forward gear, and therefore is detrimental to road safety and maintaining the free flow of traffic. (RR14)

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6. The proposed boundary treatment on the southerly site boundary would result in the worsening of conditions for pedestrians on the unadopted footpath linking Harper Fold Road to Canute Street (which is a highway through usage) by enclosing the route, creating a ginnel and resultant personal safety issues, contrary to national Secured by Design guidance aimed at reducing crime and helping people live more safely.
7. The application and submitted plans contain insufficient, topographical survey based information in order to properly assess the physical impact of the proposed development on the adjacent adopted highway.
8. The application and submitted plans contain insufficient information in order to ensure that adequate bin storage/access arrangements can be provided within the curtilage of both dwellings or that surface water from the two driveways proposed will not discharge onto the adjacent adopted highway, contrary to the provisions in the Highways Act 1980.

Comments and Observations

Date: 10 July 2026

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

HIGHWAYS ASPECTS ONLY