

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/155

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70727

Location: Travis Perkins, Chelsea Street, Bury, BL9 9XX

Development: Demolition of the existing brick built commercial unit;
Erection of 10 No. dwellings

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of sub-standard access and junction arrangements onto the adopted highway at Lawrence Street from a site that is already satisfactorily served from a well-established access point on the highway at Chelsea Street, which is highly likely to lead to conflicts between vehicles carrying out manoeuvres on the adjacent adopted highway at the junctions and car park accesses adjacent to and opposite the proposed site access, to the detriment of the free flow of traffic and road safety.
2. The proposed pedestrian access arrangements to the new dwellings from Lawrence Street are sub-standard, and likely to lead to conflicts between pedestrians and vehicles to the detriment of pedestrian safety.
3. The proposed car parking provision and car parking arrangements proposed are sub-standard, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding residential streets where on-street parking facilities are at a premium at all times of day, which would have a significant impact on existing parking facilities for existing residents and be detrimental to the free flow of traffic and road safety.
4. The application and submitted plans contain insufficient, topographical survey-based information to properly assess the physical impact of the proposed development on the adjacent adopted highway or that adequate visibility splays at the junction of Chelsea Street with Lawrence Street will be maintained. (RR08 Amended)
5. The application and submitted plans contain insufficient information to ensure that the former hardstanding areas used by Travis Perkins on Chelsea Street would be removed and carriageway resurfacing works undertaken as a result of the proposed development. (RR08 Amended)

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6. The application and submitted plans contain insufficient information to ensure that adequate off-highway bin storage arrangements can be provided for the number of dwellings proposed within the curtilage of the site or be able to be adequately accessed by Waste Management in order to ensure that the adjacent adopted highways are not used for refuse collection purposes or the storage of communal bins. (RR08 Amended)

Comments and Observations

Date: 29 July 2024

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

HIGHWAYS ASPECTS ONLY