

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 21/347

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67560

Location: Land at Carr Fold & Carr Street, Ramsbottom, BL0 9EG

Development: Erection of 1 No. dwelling with attached annexe on gable

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would restrict visibility at the junction of Carr Fold with Carr Street to sub-standard levels, which is likely to lead to conflicts between vehicles entering and leaving the access and traffic on the adjacent adopted highway and would therefore be detrimental to road safety and maintaining the free flow of traffic on Carr Street.
2. The proposed car parking/access arrangements immediately at the junction of Carr Fold with Carr Street are sub-standard and likely to lead to vehicles reversing onto the adopted highway at a hazardous location on the highway network, which would be detrimental to road safety and maintaining the free flow of traffic on Carr Street.
3. The application and submitted plans contain insufficient information to ensure that adequate pedestrian access and parking arrangements and turning facilities can be provided within the curtilage of the site. (RR08 Amended)
4. The application and submitted plans contain insufficient information to ensure that the proposed development will not adversely affect the integrity of the adjacent adopted highway/Public Rights of Way No.'s 42 & 278, Ramsbottom, existing street lighting column and retaining wall located immediately adjacent to the adopted highway. (RR08 Amended)

Comments and Observations

Date: 16 November 2021

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY