

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/345

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69063

Location: 12 Owlerbarrow Road, Bury, BL8 1RD

Development: Erection of new self contained dwelling in rear garden with shared access including all associated works;
Garage extension and porch to existing house

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in an intensification of use of a site with inadequate access arrangements, which is likely to lead to conflicts between vehicles entering and leaving the site access where visibility is restricted and traffic at the junction of the unadopted shared access with Owlerbarrow Road, which would be detrimental to road safety and maintaining the free flow of traffic on the adjacent highway.
2. The proposed access and passing place arrangements and turning facilities at the new garage and new dwelling are sub-standard and inadequately detailed, and are likely to lead to vehicles parking and carrying out manoeuvres on the adjacent site access, shared access and adopted highway at Owlerbarrow Road and do not provide suitable accommodation for vehicles to enter and leave the site in a forward gear, which would be detrimental to the free flow of traffic and road safety. (RR08 Amended)
3. The application and submitted plans contain insufficient detailed information to enable the physical impact of the proposed development and its surface water drainage arrangements on the adjacent Public Right of Way No. 144, Bury to be properly assessed. (RR08 Amended)
4. The application and submitted plans contain insufficient information to ensure that the applicant can secure access to the planning red-edge site from the existing limits of the adopted highway. (RR08 Amended)

Comments and Observations

Cont/.....

Date: 17 November 2023

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY