

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/029

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

Planning Application No: 72796

Location: Land off Holcombe Grove/ South East Side Of Milltown Street, Radcliffe, Manchester M26

Development: Application for permission in principle for erection of 9 No. dwellings

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The proposal and cumulative pedestrian and vehicle traffic generated would result in the intensification of use of the unadopted site access (Holcombe Grove) that is substandard in terms of pedestrian facilities, widths and forward visibility for the number of dwellings now proposed to be served, significantly in excess of the original highway design parameters, which is likely to lead to pedestrian and vehicular conflicts on the access road and at the junction of Holcombe Grove with New Road to the detriment of the free flow of traffic and road and pedestrian safety.

Comments and Observations

Date: 04 February 2025

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

HIGHWAYS ASPECTS ONLY