

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/366

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69114

Location: 88 Rochdale Road, Bury, BL9 7AY

Development: Two storey rear extension with mansard roof at rear and front/rear dormers to form 3 No. additional flats to 1st/2nd floors

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of use of a property with no off-street parking facilities, which is 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.
2. The proposal does not provide adequate refuse collection facilities for the number dwellings and mix of uses on the site, which is likely to lead bins being stored on the adjacent adopted highway, to the detriment of highway safety.
3. The application and submitted plans contain insufficient information to properly assess the physical impact of the proposed development and its foundations/surface water drainage arrangements on the adjacent adopted highway. (RR08 Amended)

Comments and Observations

Date: 24 January 2023

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

HIGHWAYS ASPECTS ONLY