

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/016

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67625

Location: 121-131 Bell Lane, Bury, BL9 6BB

Development: Demolition of existing building and erection of 24 No. apartments and 1 No. retail unit with 18 no. car parking spaces

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of an additional, sub-standard access onto a classified road (B6222 Bell Lane) from a site that is already adequately served from the adjacent mini-roundabout to the east, which is likely to lead to conflicts between vehicles entering and leaving the access and traffic on the adjacent classified road in close proximity to the mini-roundabout and access to the adjacent car sales operation, and would therefore be detrimental to road safety and maintaining the free flow of traffic on the adjacent classified road.
2. The proposed servicing arrangements and car parking provision is inadequate and 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 on the adjacent classified road. (RR08)
3. The proposed access is sub-standard in terms of width and visibility at the back edge of the footway, which would be detrimental to pedestrian and road safety and maintaining the free flow of traffic on the adjacent classified road.
4. The proposed pedestrian access arrangements to the apartments are sub-standard, which would be detrimental to pedestrian safety and lead to conflicts between pedestrians and vehicles both on the site access from Bell Lane and within the (partially undercroft) car park.
5. The application and submitted plans contain insufficient information to ensure that the development and its foundations will not adversely affect the integrity of the adjacent adopted highway. (RR08 Amended)

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6. The proposed entrance doors and cycle stands for the retail unit would open out onto and obstruct the adjacent adopted highway, to the detriment of pedestrian safety and in contravention of the Highways Act 1980.
7. The application and submitted plans contain conflicting information in relation to the extent of red-edge site within the control of the applicant.

Comments and Observations

Date: 02 February 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop.

Head of Engineering

HIGHWAYS ASPECTS ONLY