

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/188

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68174

Location: Land at Burns Avenue, (rear of 26-28 St Peters Road),
Bury, BL9 9RB

Development: Erection of 2 No. semi-detached dwellings

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal car parking arrangements are sub-standard and do not allow adequate space within the curtilages of both plots to maintain vehicles clear of the adjacent footway and the pedestrian access to each dwelling, which would be detrimental to highway safety and maintaining the integrity of the adjacent adopted highway.
2. The proposed vehicular accesses onto Burns Avenue are sub-standard in terms of visibility at the back edge of the footway, which is likely to result in conflicts between manoeuvring vehicle and pedestrians on the adjacent footway and would therefore be detrimental to highway safety.
3. The application and submitted plans contain insufficient information in order to properly assess the physical impact of the proposed development and its surface water drainage arrangements on the adjacent adopted highway.

Comments and Observations

Date: 10 October 2022

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

HIGHWAYS ASPECTS ONLY