

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/094

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71616

Location: 51 Bury New Road, Ramsbottom, Bury, BL0 0BZ

Development: Decking at rear; Alterations to existing garage roof at rear; Formation of new driveway/vehicular access at front

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of an unnecessary, additional and sub-standard vehicular access at a hazardous location onto Bury New Road to a property that is already safely and adequately served from the existing established shared rear access, which would be detrimental to highway safety and would lead to additional vehicular conflicts at a hazardous location on the adjacent classified road.
2. The proposals do not provide adequate facilities within the curtilage of the site to ensure that all vehicles will be able to enter and leave in a forward gear, which would lead to additional vehicular conflicts on the adjacent classified road and be detrimental to highway safety.
3. The application, if approved, we set an unwelcome precedent for similar development at adjacent properties served from the same shared rear access.

Comments and Observations

Date: 27 March 2025

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

HIGHWAYS ASPECTS ONLY