

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/067

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70213

Location: Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP

Development: Conversion of existing public house to 5 no. apartments and erection of 3 No. terraced houses on existing car park

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking provision is inadequate and does not incorporate any allocated in curtilage parking for the 3 No. terraced houses at a site where off-highway parking could be easily accommodated, which will lead to vehicles parking and carrying out manoeuvres on Walmersley Old Road to the detriment of the free flow of traffic and road safety. (RR16 Amended)
2. The application and submitted plans contain insufficient information, (topographical survey based where appropriate), in order to properly assess the following highway aspects of the proposed development:
 - Physical impact of the development and the vehicular and pedestrian access arrangements proposed on the adopted highway;
 - Adequate levels of visibility in accordance with the standards in Manual for Streets at the junction with Walmersley Old Road;
 - Mitigation measures required to overcome the site's emergency access deficiencies from a fire safety perspective in view of the site's remote location and excessive cul-de-sac length effectively involved, especially due to a section of the cul-de-sac being a motorway bridge;
 - Adequate, accessible refuse collection arrangements for the apartments and each dwelling in order to comply with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

(RR08 Amended)

Cont/.....

Comments and Observations

Date: 29 April 2024

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY