

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/146

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69656

Location: Land at Kingston Close, Bury, BL8 2EJ

Development: Erection of 4 No. dwellings and community facilities/
recreation area with associated parking and landscaping

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed access, parking and turning facilities are sub-standard and are likely to lead to vehicles parking and carrying out manoeuvres on the adjacent estate roads and in close proximity to the Kingston Close/Finchley Close junction, to the detriment of the free flow of traffic and road safety.
(RR16 Amended)
2. The application and submitted plans contain inconsistent and insufficient, topographical survey based information to properly assess the following:
 - Impact any intensified pedestrian access to/egress from the 'community facilities/ recreation area' would have on Kingston Close or whether the provision of measures to protect children from entering the carriageway are required, in the interests of pedestrian safety.
 - Physical impact of the development on the adjacent adopted highways;
 - Retention of adequate visibility splays in accordance with the standards in Manual for Streets at the junctions of Kingston Close with Newham Drive and Finchley Close with Kingston Close;
 - Retention of adequate levels of forward visibility on Kingston Close in accordance with the standards in Manual for Streets;
 - Provision of adequate visibility splays in accordance with the standards in Manual for Streets at the junction of the proposed accesses with Kingston Close;
 - Provision of porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;
 - Provision of in-curtilage bin storage facilities at each plot in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Cont/.....

Comments and Observations

Date: 11 July 2023

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

HIGHWAYS ASPECTS ONLY