

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/298

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72457
Location: Land off Whalley Road, Ramsbottom
Development: Application for permission in principle for up to 9 No. dwellings

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of sub-standard access arrangements onto the A56 Whalley Road at a hazardous location on the highway network in close proximity to the Greenacre Close junction, bus stop and lay-by to the north of the site and junctions/accesses on the westerly side of Whalley Road, which would be detrimental to the free flow of traffic and road safety on a high speed Class 1 road.
2. The proposal would result in the loss of existing access, parking and servicing arrangements/facilities for 'The Warehouse' industrial unit that is to be retained, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the adjacent Class 1 road (A56 Whalley Road) at a hazardous location on the highway network, to the detriment of the free flow of traffic and road safety.

Comments and Observations

Date: 07 November 2025

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

HIGHWAYS ASPECTS ONLY