

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 25/073

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71606

Location: Land adjacent to 133 Walmersley Road, Bury, BL9 5AY

Development: Application for permission in principle for erection of building containing 4 No. apartments, including car parking and associated works

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the loss of existing established access, parking and servicing facilities for the retained garage on Eldon Street and commercial uses at No. 133 Walmersley Road, which is likely to lead to conflicts on the adjacent adopted highways including the A56 Walmersley Road, and would therefore be detrimental to road safety and maintaining the free flow of traffic on the adjacent classified road.
2. The proposed gated access, car parking and servicing arrangements for the proposed apartments are sub-standard and likely to lead to conflicts between pedestrians and vehicles both within the site and those entering and leaving the access, with a detrimental impact on pedestrians and traffic on Eldon Street and the A56 Walmersley Road, and would therefore be detrimental to road safety and maintaining the free flow of traffic on the adjacent classified road.
3. The proposed car parking provision for the residential development proposed is inadequate, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding residential streets where on-street parking facilities are at a premium at all times of day, which would have a significant impact on existing parking facilities for existing residents and be detrimental to the free flow of traffic and road safety in close proximity to the junction with the adjacent classified road.
4. The application and submitted plans contain insufficient information to ensure that the proposed refuse collection and bin storage arrangements would be adequate for the proposed residential development and retained commercial uses at No. 133 Walmersley Road. (RR08 Amended)

Cont/.....

Comments and Observations

Date: 06 March 2025

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

HIGHWAYS ASPECTS ONLY