

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/078

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70552

Location: Strachans Chemist, 166A Walmersley Road, Bury,
BL9 6LL

Development: Two storey rear extension

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of outward opening bin store doors into the adjacent adopted highway at Chesham Road, which would be detrimental to pedestrian safety, restrict visibility at the adjacent junction of Back Walmersley Road East with Chesham Road and contrary to the requirements of the Highways Act 1980.
2. The proposal would introduce servicing and delivery operations at a hazardous location on Chesham Road, which would be detrimental to highway safety and maintaining the free flow of traffic on the adjacent adopted highway.
3. The application and submitted plans contain insufficient information to properly assess the physical impact of the proposed development including its foundations and surface water drainage arrangements on the adjacent adopted highway, to the detriment of highway safety and maintaining the integrity of the adopted highway. (RR08 Amended)

Comments and Observations

Date: 20 May 2024

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

HIGHWAYS ASPECTS ONLY