

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/220

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71071

Location: 23 Marle Croft, Whitefield, Manchester, M45 7NB

Development: Single/Two storey front extension; Single storey side extension; Two storey rear extension; Balcony to side/rear; Extension of vehicular access with electric sliding gates; Removal of part of front boundary to be replaced with fencing; Extension to existing driveway

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would restrict visibility to sub-standard levels at the junction of the access to the property with Marle Croft and at the back edge of the footway, which would be detrimental to road and pedestrian safety.
2. The proposed amended access and parking arrangements are sub-standard, leading to the creation of an overly wide footway crossing onto Marle Croft at a property that already benefits from a satisfactory access onto the adopted highway in the form of the existing double footway crossing, contrary to the requirements and standards of the Highway Authority and to the detriment of the free flow of traffic and road safety.
3. The proposal incorporates the creation of an outward opening pedestrian gate, which would be detrimental to pedestrian safety and contrary to the requirements of the Highways Act 1980.
4. The application and submitted plans contain insufficient information to confirm how the proposed sliding gate would operate without compromising the ability to parking vehicles within the curtilage of the site or that porous/permeable materials and/or measures to prevent the discharge of surface water onto the adopted highway would be incorporated in the extension of the existing driveway. (RR08 Amended)

Comments and Observations

Date: 02 October 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY