

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/210

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71062

Location: Eagle and Child, 3 Whalley Road, Shuttleworth,
Ramsbottom, Bury, BL0 0DL

Development: Retrospective application for the retention of external bar,
tipi, toilet block and pergola and the laying of paving and
associated works

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the significant intensification of the use of the site with limited existing off-street parking facilities, 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.
2. The application and submitted plans contain insufficient information to ensure that the existing historic access onto the adjacent classified road made redundant as a direct result of the proposed development would be reinstated to adjacent footway levels. (RR08 Amended)

Comments and Observations

Date: 07 October 2024

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

HIGHWAYS ASPECTS ONLY