

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/030

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70114

Location: Clarkes Hill House, Clarkes Hill, Whitefield, Manchester,
M45 7TG

Development: Outline application for erection of 1 No. dwelling (all
matters reserved)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The application and submitted plans contain insufficient information in order to assess the following highway aspects of the proposed development:

- Confirmation that adequate vehicular access to the site and all associated improvements to it, including the need to provide adequate levels of visibility at any junction utilised, can be achieved on land within the applicant's control;
- Adequate arrangements for and improvements to the access to the site from the adopted highway due to the intensification of use proposed;
- Parking and turning facilities for the dwelling;
- Physical impact of the development and the access arrangements proposed on the adjacent Public Right of Way (Public Footpath No. 40, Whitefield);
- Mitigation measures required to overcome the site's emergency access deficiencies from a fire safety perspective in view of the site's remote location from the adopted highway network, constraints along the routes to the site for fire appliances and excessive cul-de-sac length(s) effectively involved.

Comments and Observations

Date: 22 February 2024

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

HIGHWAYS ASPECTS ONLY