

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 24/298

FROM: Head of Engineering

TO: Head of Development Management

---

Planning Application No: 71177

Location: Waterside, Kay Street, Summerseat, Bury, BL9 5PE

Development: Erection of 5 No. detached houses with associated vehicular access, parking and landscaping

---

**RECOMMENDATION**

I recommend that this planning application be refused

**Reasons**

1. The proposal would result in the creation of a sub-standard gated access onto Kay Street that does not enable waiting vehicles to be maintained clear of the adopted highway in a hazardous position on the highway network and in very close proximity to the Kay Street Bridge, which is likely to lead to the creation of vehicular and pedestrian conflicts on the adopted highway, to the detriment of the free flow of traffic and highway safety.
2. The proposed refuse collection access arrangements and vehicle used to demonstrate this are sub-standard/incorrect and are likely to lead to the creation of vehicular and pedestrian conflicts in a hazardous position on the highway network and in very close proximity to the Kay Street Bridge, to the detriment of the free flow of traffic and highway safety.
3. The proposal does not incorporate a 5.0m (minimum) wide bridge maintenance easement strip through the site as approved as part of previous proposals on this site, which would not ensure the continued access to the adjacent Kay Street Bridge for emergency and/or maintenance purposes.
4. The application and submitted plans contain insufficient information to enable the physical impact of the proposed site access alterations on the adjacent adopted highway to be properly assessed. (RR08 Amended)

**Comments and Observations**

Date: 29 January 2025

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

**HIGHWAYS ASPECTS ONLY**