

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/203

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70922

Location: 70 Ringley Road West, Radcliffe, Manchester, M26 1DN

Development: Demolition of existing dwelling and erection of 5 No. detached dwellings with associated access and landscaping

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed access arrangements are substandard and are highly likely to lead to unacceptable conflicts on the A667 Ringley Road West in close proximity to the Oakley Close junction, to the detriment of the free flow of traffic and road safety.
2. The proposed parking and turning facilities are substandard, and are highly likely to lead to unacceptable conflicts on the adopted highway and within the proposed development, to the detriment of the free flow of traffic and road safety.
3. The proposed bin storage/refuse collection arrangements shown on the adopted highway would result in an unacceptable obstruction of the adopted footway on Ringley Road West and would restrict visibility to substandard levels at the junction of the proposed site access, to the detriment of pedestrian and road safety.
4. The application and submitted plans contain insufficient topographical survey based information to properly assess the physical impact the proposed development and its access and parking facilities will have on the adjacent adopted highway. (RR08 Amended)

Comments and Observations

Date: 30 April 2025

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

HIGHWAYS ASPECTS ONLY