

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/057

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70542

Location: Land adjacent to 4 King Street, Radcliffe, Manchester,
M26 1ND

Development: Erection of 1 No. dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed access and parking arrangements are sub-standard, with inadequate levels of visibility at the back edge of the footway and inadequate arrangements to maintain a vehicle clear of the adopted highway, which is likely to lead to the creation of conflicts on the adopted highway between emerging and parked vehicles and pedestrians, to the detriment of highway safety.
2. The application and submitted plans contain insufficient topographical survey based information to properly assess the physical impact of the proposed development, its driveway arrangements and boundary details on the adjacent adopted highway. (RR08 Amended)

Comments and Observations

Date: 08 April 2024

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

HIGHWAYS ASPECTS ONLY