

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/012

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67853

Location: 176 Bolton Road West, Ramsbottom, Bury, BL0 9PE

Development: Change of use of former public house to
daycare/nursery/crèche (Class E) with erection of 1.8
metre high railings to wall along Bolton Road West

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in an intensification of use of a site with inadequate parking and turning facilities, which is likely to lead to conflicts between vehicles entering and reversing out of the access and traffic on the A676 Bolton Road West in close proximity to the existing bus stop and Regent Street junction and would therefore be detrimental to road safety and maintaining the free flow of traffic on the adjacent principal road.
2. The proposed car parking provision and safe drop off facilities for children is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the A676 Bolton Road West in close proximity to the existing bus stop and Regent Street junction, which would be detrimental to the safety of the future users of the nursery and free flow of traffic and road safety on the adjacent principal road. (RR08)
3. The proposed access is sub-standard in terms of width and visibility at the back edge of the footway, which would be detrimental to pedestrian and road safety and maintaining the free flow of traffic on the adjacent classified road.
4. The proposal would result in the obstruction of existing pedestrian access arrangements to the adjacent residential property, which would be detrimental to pedestrian safety and lead to conflicts between pedestrians and vehicles on the existing site access road.

Comments and Observations

Cont/.....

Date: 10 March 2022

Signed:

A handwritten signature in black ink, consisting of a stylized 'X' followed by a large, sweeping loop that ends in a small horizontal dash.

Head of Engineering

HIGHWAYS ASPECTS ONLY