

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/055

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69369

Location: Land adjacent to 11 Dovehouse Close, Whitefield,
Manchester, M45 7PE

Development: Erection of 1 no. detached dwelling with garage

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed access, parking and turning facilities are sub-standard and are likely to lead to vehicles encroaching on the adjacent footway/Public Footpath No. 29, Whitefield, and parking and carrying out manoeuvres on the adjacent estate roads/unadopted access to the adjacent garage colony, to the detriment of the free flow of traffic and road safety. (RR16 Amended)
2. Visibility at the junction with Dovehouse Close and at the back edge of the footway is sub-standard and does not comply with the standards in Manual for Street, which would be detrimental to pedestrian and road safety.
3. The application and submitted plans contain insufficient, topographical survey based information in order for the following to be properly assessed:
 - Confirmation that adequate vehicular access arrangements to the site perpendicular to the existing access route can be achieved on land within the applicant's control or from the limits of the adopted highway;
 - Physical impact of the development on the adjacent adopted highways and Public Footpath No.'s 28 & 29, Whitefield;
 - Adequacy, extent and detail of the proposed retaining structures;
 - Provision of porous/permeable driveway materials and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;
 - Provision of in-curtilage bin storage facilities in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Cont/.....

Comments and Observations

Date: 06 March 2023

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

HIGHWAYS ASPECTS ONLY