

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/277

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69590

Location: Land bounded by Bolton Road, Harper Fold Road & Canute Street, Radcliffe, Manchester, M26 3BX

Development: Erection of building comprising of 3 No. commercial units (Class E) at ground floor with 2 No. flats at first floor (Class C3) with associated car parking and external works

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking provision is inadequate and car parking/servicing arrangements are sub-standard and are likely to lead to vehicles parking and carrying out manoeuvres on the highway in close proximity to the junctions of Canute Street and Harper Fold Road with A665 Bolton Road to the detriment of the free flow of traffic and road safety. (RR16 Amended)
2. The proposal does not provide suitable accommodation for all vehicles to enter and leave the site in a forward gear, and therefore is detrimental to road safety and maintaining the free flow of traffic. (RR14 Amended)
3. The application and submitted plans contain insufficient, topographical survey-based information in order to properly assess the following:
 - the physical impact of the development on the adjacent adopted footways that abut three sides of the site;
 - ensure that the proposed parking spaces located adjacent and parallel to the back of abutting footways do not lead to vehicles coming into conflict with passing pedestrians or straddling the adopted highway;
 - ensure that adequate visibility splays can be provided at the junction of the site access with Canute Street;
 - ensure that adequate visibility at the back edge of the footway can be provided clear of the proposed parked vehicle positions;
 - ensure that adequate refuse collection facilities for both the commercial and residential uses proposed can be provided within the curtilage of the site clear of and without detrimental impact on the adjacent adopted highways.

Cont/.....

Comments and Observations

Date: 08 November 2023

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

HIGHWAYS ASPECTS ONLY