

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/126

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69366

Location: Woolfield House, Wash Lane, Bury, BL9 6BJ

Development: Erection of two storey building comprising of 4 No. flats

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would restrict visibility to sub-standard levels at the junction of the adjacent unadopted access with B6221 Wash Lane and at the back edge of the footway to sub-standard levels, which would be detrimental to highway safety.
2. The proposal would result in the loss of existing off-street car parking facilities for the adjacent convenience store, which is likely to lead to vehicles parking and carrying out manoeuvres on the adjacent classified roads to the detriment of the free flow of traffic and road safety.
3. The proposed car parking provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. (RR16 Amended)
4. The application and submitted plans contain insufficient information in order for the impact of the proposed property and boundary foundations, surface water drainage arrangements and relative levels between the site and adjacent adopted highway to be properly assessed.
5. The application and submitted plans contain insufficient information in order for the impact of the proposed development on approved off-highway bin storage facilities to be properly assessed.

Comments and Observations

Date: 03 July 2023

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY