

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/077

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70477

Location: Land at Harper Fold Road & Canute Street, Radcliffe,
M26 3BX

Development: Erection of 2 No. dwellings

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking provision is inadequate and car parking arrangements are sub-standard and are likely to lead to vehicles parking, reversing onto and carrying out manoeuvres on the highway in close proximity to the junctions of Canute Street and Harper Fold Road with A665 Bolton Road and Canute Street with Higher Dean Street to the detriment of the free flow of traffic and road safety. (RR16 Amended)
2. The proposal does not provide suitable accommodation for 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:
 - proposed access arrangements from Canute Street;
 - physical impact of the development on the adjacent adopted and unadopted highways that abut three sides of the site;
 - ensure that the proposed parking spaces located adjacent and parallel to the back of the abutting footways do not lead to vehicles coming into conflict with passing pedestrians or straddling the unadopted and adopted highways;
 - ensure that adequate visibility splays and visibility at the back edge of the footway can be provided at the junction of the site access with Canute Street;
 - ensure that adequate refuse collection facilities for the two dwellings can be provided within the curtilage of the site clear of and without detrimental impact on the adjacent adopted and unadopted highways.

Cont/.....

Comments and Observations

Date: 10 May 2024

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

HIGHWAYS ASPECTS ONLY