

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/328

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72516

Location: Land adjacent to 62 Springside Road, Bury, BL9 5JQ

Development: Variation of condition No. 12 on planning permission 68815 - Outline application for 12 No. dwellings including means of access (all other matters reserved for appearance, layout, scale and landscaping) - to substitute the approved access

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The proposals indicated on the submitted plans to extend the adopted highway limits of Springside Road to serve the proposed development, maintain access to the properties and agricultural uses to the west and provide a replacement, adoptable turning facility do not meet the adoption standards of the Highway Authority. As such, the proposed access arrangements would not satisfactorily serve the proposed development and would not be acceptable for adoption by the Council, which would be detrimental to highway safety, would not maintain the free flow of traffic on the adopted highway and would not maintain the integrity of the adopted highway, in conflict with both the requirements of Condition No. 12 of planning permission 68815 and the S106 Agreement entered into.

Comments and Observations

Date: 15 December 2025

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

HIGHWAYS ASPECTS ONLY