

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/054

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71444

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 access and resultant car parking arrangements indicated on submitted plan reference HF001 001 Revision D that do not take into consideration the presence of the existing street lighting column or parked vehicles on Canute Street are sub-standard and are likely to lead to vehicles parking, reversing onto and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. (RR16 Amended)
2. Due to the conflicting details submitted, the proposals indicated on plan reference GW-HFR-R-10-01 Revision A do not provide suitable accommodation for vehicles to enter and leave the site in a forward gear, which would therefore be detrimental to road safety and maintaining the free flow of traffic on the adjacent adopted highway. (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 taking into consideration the presence of the existing street lighting column;
 - physical impact of the development and proposed extents of the proposed waney lap fencing on the adjacent adopted and unadopted highways that abut three sides of the site;
 - measures to 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;
 - measures to 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, taking into consideration parked vehicles on the adopted highway;

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- measures to 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 or proposed parking facilities.

Comments and Observations

Date: 28 February 2025

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

HIGHWAYS ASPECTS ONLY