

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/253

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70021

Location: 2 Cliff Avenue, Summerseat, Ramsbottom, Bury, BL9 5NT

Development: Demolition of existing dwelling and erection of a replacement dwelling and four No. dwellings together with car parking, landscaping and associated works

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of sub-standard access and parking arrangements and a proliferation of accesses in a hazardous location on Cliff Avenue, which is highly likely to lead to the carrying out of manoeuvres and subsequent conflicts on the adopted highway to the detriment of the free flow of traffic and road safety, and would be detrimental to pedestrian safety due to the overly long footway crossing proposed to be created. (RR16 Amended)
2. The application and submitted plans contain insufficient information to assess whether adequate visibility can be provided at the junctions with Cliff Avenue and at the back edge of the footway in accordance with the standards in Manual for Streets.
3. The application and submitted plans contain insufficient information to assess the physical impact of the proposed development on the adopted highway in relation to measures to prevent the discharge of surface water onto the adopted highway.

Comments and Observations

Date: 15 November 2023

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

HIGHWAYS ASPECTS ONLY