

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/279

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

Planning Application No: 72313

Location: Land at rear of 354 Manchester Road, Bury, BL9 9NR

Development: Erection of 1 No. dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed development would result in an intensification of the use of the existing site access, which is inadequate in terms of width and lack of facilities that would enable vehicles to pass each other. (RR13 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 on the shared site access and adjacent Class 1 road (A56 Manchester Road). (RR14 Amended)
3. The application and submitted plans contain insufficient information to confirm what works are proposed for the resurfacing of the existing shared site access required in view of the proposed use as a primary pedestrian and vehicular access to the new dwelling and bin storage and access arrangements suitable for use by the Council's Waste Management Section. (RR08 Amended)

Comments and Observations

Date: 03 November 2025

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

HIGHWAYS ASPECTS ONLY