

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 23/101

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69571

Location: Meadowcroft Farm, Lowercroft Road, Bury, BL8 3PD

Development: Conversion of an existing agricultural building into dwelling with single-storey extension and associated access

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The application and submitted plans contain insufficient information in order to assess the mitigation measures required to overcome the site's emergency access deficiencies from a fire safety perspective in view of the site's remote location from the adopted highway network, constraints along the routes to the site for fire appliances and excessive cul-de-sac length effectively involved.

Comments and Observations

This recommendation relates to the advice from Greater Manchester Fire and Rescue Service dates 07 June 2023 received by this Section on 13 June 2023 and supersedes my previous recommendation of 13 June 2023. (N025 Amended)

Date: 14 June 2023

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

HIGHWAYS ASPECTS ONLY