

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/150

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71905

Location: Land between 145 and 115 Holcombe Old Road, Bury,
BL8 4NF

Development: Permission in principle for the removal of barn/storage
shed and erection of 1 No. three bedroom detached
dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The proposal would result in the creation of sub-standard access arrangements onto Holcombe Old Road and an intensification of use the access route to the site along Bridleway No. 26, Ramsbottom that lacks passing places and is substandard in terms of pedestrian facilities, widths and forward visibility, which is likely to lead to pedestrian and vehicular conflicts on the Public Right of Way, to the detriment of the free flow of traffic and highway safety.

Comments and Observations

In the event that Permission in Principle is granted for the proposed development, as part of the subsequent technical details consent stage, the following aspects should be considered and full details submitted:

1. Improvements to the Bridleway No. 26, Ramsbottom to address restrictions along the route, lack of passing places and pedestrian facilities and restricted width and forward visibility.
2. Provision of adequate levels of visibility in accordance with the standards in Manual for Streets at the junction of any site access with Holcombe Old Road/ Bridleway No. 26, Ramsbottom.
3. Provision of adequate parking and turning facilities within the curtilage of the site clear of Bridleway No. 26, Ramsbottom to minimise vehicle and pedestrian conflicts on the adjacent Public Right of Way.
4. Provision of bin storage arrangements within the curtilage of the site clear of Bridleway No. 26, Ramsbottom in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

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5. Pre-commencement dilapidation survey of the sett-paved surface of Holcombe Old Road and scheme of remedial works in the event that damage is caused to the fragile surface by HGV's/delivery vehicles, taking into consideration the site's location in the Holcombe Conservation Area.
6. A scheme of mitigation measures required by Greater Manchester Fire and Rescue Service (GMFRS) to overcome the site's emergency access deficiencies. The details/measures should incorporate the installation of a residential sprinkler/misting system at each dwelling meeting the requirements of BS 9251:2014, or other subsequent standard that meets the requirements of GMFRS, and thereafter maintained at all times.
7. Measures to ensure that the requirements of Approved Document B for Fire Service access/fire safety under the Building Regulations 2010 will be met, including, but not limited to, the following:
 - Vehicular access for a fire appliance to within 45m of all points within the dwellings;
 - The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes;
 - As the access road is more than 20m long, a turning circle, hammerhead, or other turning point for fire appliances will be required;
 - There should be a suitable fire hydrant within 165m of any dwelling.

The details/measures subsequently agreed should be implemented to the satisfaction of GMFRS before the dwellings are first occupied and thereafter maintained at all times.

Date: 11 June 2025

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

HIGHWAYS ASPECTS ONLY