

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/065

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70566

Location: Land between 20 & 22 Farcroft Avenue, Radcliffe,
Manchester, M26 2XJ

Development: Erection of 7 No. garages with security gates and
landscaping

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of use of a site with inadequate segregated pedestrian access arrangements, which will result in an increase in conflicts between vehicles and pedestrians, to the detriment of pedestrian safety.
2. The proposed vehicular access and gating arrangements at a site that has benefitted from uncontrolled access and egress arrangements since construction will result in an increase in conflicts between vehicles on the adjacent adopted highway, to the detriment of the free flow of traffic and road safety.

Comments and Observations

Date: 01 May 2024

Signed: A Southgate

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY