

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/207

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69884

Location: Land adjacent to 1 Park Avenue, Ramsbottom, Bury,
BL0 0DA

Development: Erection of 1 No. dwelling including driveway

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal results in the loss of parking and adequate access and bin storage arrangements for the existing dwelling (No. 1 Park Avenue), which would be detrimental to road safety and maintaining the integrity of the adopted highway.
2. The application and submitted plans contain insufficient information to properly assess the physical impact of the proposed development on the adjacent adopted highway at Bury New Road due to the position of the new dwelling relative to the back of the footway or street lighting column on Park Avenue due to the need to provide a dropped crossing to the correct specification and in an appropriate position onto Park Avenue, clear of the column.
3. The application and submitted plans contain insufficient information to ensure that surface water will not be discharged onto the adjacent adopted highway, to the detriment of highway safety and maintaining the integrity of the adopted highway.

Comments and Observations

Date: 20 September 2023

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

HIGHWAYS ASPECTS ONLY