

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/358

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69076

Location: 6 Sandford Street, Radcliffe, Manchester, M26 2PT

Development: Change of use from mixed use; public house and 8 self-contained flats to 13 bed (maximum 20 person) HMO (sui generis); demolition of existing conservatory; formation of parking space / cycle store, entrance / exit at rear and alterations to ground floor window at rear

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The proposed car parking arrangements are sub-standard and are likely to lead to conflicts at the junction of the site access with Potter Street, to the detriment of the free flow of traffic and road safety. (RR08 Amended)

Comments and Observations

Date: 06 January 2023

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

HIGHWAYS ASPECTS ONLY