

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/100

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70563

Location: 78-80 Church Street West, Radcliffe, Manchester,
M26 2SY

Development: Change of use from former showroom/workshop to 28
No. bedroom (single occupancy) building of multiple
residential occupation (Sui Generis)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the significant intensification of the use of a site with inadequate off-street parking facilities within the curtilage of the site for the proposed and existing industrial uses, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the surrounding residential streets and classified roads where on-street parking facilities are at a premium at all times of day, which would have a significant detrimental impact on existing parking facilities for existing residents of Glenvale Close and be detrimental to the free flow of traffic and road safety.
2. The proposal would result in the loss of existing off-highway servicing and parking facilities and bin storage arrangements within the curtilage of the site for the existing industrial use, which would be detrimental to the free flow of traffic and road safety and have a significant detrimental impact on the adjacent residents of Glenvale Close.
3. The application and submitted plans contain insufficient information to ensure that access to and provision of adequate off-highway bin storage arrangements can be provided for the use proposed within the curtilage of the site in order to ensure that the adjacent adopted highways are not used for refuse collection purposes or the storage of communal bins.
(RR08 Amended)

Comments and Observations

Date: 24 April 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY