

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/236

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68689

Location: 1 Hereford Drive, Prestwich, Manchester, M25 0JY

Development: Erection of 1 No. dwelling with associated site works including soft landscaping, cycle and refuse storage

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the loss of substantial parking facilities for the existing dwelling without the ability to provide a new access from Hereford Drive to serve alternative parking facilities within the curtilage of the existing dwelling due to an unacceptable impact on protected highway trees, which is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. (RR16 Amended)
2. The proposed overall car parking provision for the two dwellings is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. (RR16 Amended)
3. The proposal would result in the intensification of use of the existing access onto Tewkesbury Drive proposed to be shared by both dwellings, which is likely lead to vehicles crossing the footway at an angle behind the highway tree, leading to conflicts on the adopted highway and would therefore be detrimental to highway safety.

Comments and Observations

Date: 07 October 2022

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

HIGHWAYS ASPECTS ONLY