

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/026

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71478

Location: Pavement adj 130 Water Street, Radcliffe, Manchester,
M26 4BE

Development: Advertisement consent for 2 No. digital 75 inch LCD
display screens either side of 1 No. BT street hub unit

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in an unnecessary and unacceptable obstruction of the existing adopted highway on the A665 (Water Street) and the creation of additional street clutter for an installation that primarily consists of an advertisement screen, without agreement for the placement of such equipment on the adopted highway with the Highway Authority, which would be detrimental to pedestrian safety, maintaining existing pedestrian desire lines on the adopted highway on Water Street and contrary to the active travel aspirations of the Council.
2. The proposal would result in an unacceptable obstruction of the existing adopted footway on the A665 (Water Street), which would be detrimental to pedestrian safety and maintaining existing pedestrian desire lines on the adopted highway on Water Street.
3. The proposal would restrict visibility to the right on egress at the junction of the car park/service yard access adjacent to No. 101 Water Street with A665 Water Street to sub-standard levels, which would be detrimental to highway safety and the free flow of traffic on the adjacent classified road.
4. The proposal would restrict visibility to the left on egress at the junction of the 'Canal' car park access with Water Street to sub-standard levels, which would be detrimental to highway safety and the free flow of traffic on the adjacent classified road.
5. The application and submitted plans contain insufficient information to properly assess the impact the proposed LCD display screens will have on driver distraction for passing motorists on the A665, to the detriment of highway safety.

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6. The proposal would adversely affect pedestrian access to the adjacent business premises on Water Street, to the detriment of pedestrian safety.
7. The application and submitted plans contain insufficient information in relation to the removal of 'an existing and run down phone kiosk' stated as forming part of and justification for this proposal.

Comments and Observations

It is brought to the attention of the applicant that the proposal affects existing adopted highway and that the necessary permit for the placement of such equipment on the adopted highway is highly likely to be refused by the Highway Authority.

Date: 07 February 2025

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

HIGHWAYS ASPECTS ONLY