

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/163

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68456

Location: 3 Dumers Lane, Bury, BL9 9PE

Development: Proposed dropped kerb with associated landscaping for driveway

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of a sub-standard access onto a classified road from a property that cannot provide suitable accommodation for vehicles to enter and leave the site in a forward gear, which would lead to vehicles reversing at an angle across the footway and into oncoming traffic, leading to unacceptable conflicts with pedestrians and vehicles at a hazardous point on the highway network and would therefore be detrimental to highway safety and maintaining the free flow of traffic on the A6053 Dumers Lane.
2. The hardstanding would be sub-stand in length and the potential remains for vehicles not to be able to be maintained clear of the adopted highway, which will lead to the reduction in available width the footway on Dumers Lane and would therefore be detrimental to pedestrian safety.
3. The application and submitted plans contain insufficient information to ensure that adequate arrangements are proposed to ensure that the existing street lighting column would not be adversely affected by the proposed development or that surface water would not be discharged from the new hardstanding onto the adjacent adopted highway.

Comments and Observations

Date: 28 June 2022

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

HIGHWAYS ASPECTS ONLY