

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/327

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70325

Location: 3 Ruth Street, Bury, BL9 6LU

Development: Change of use from residential dwelling (Class C3) to 9 bed HMO (Sui Generis) to include loft conversion with front & rear dormers

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking provision 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)
2. The proposed development, if approved, would create a precedent for similar development in the area, with a resultant cumulative impact on highway safety. (RR09 Amended)
3. The proposal incorporates gates that open out into the adopted highway at Back Walmersley Road East, which would be detrimental to highway safety.

Comments and Observations

Date: 15 January 2024

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

HIGHWAYS ASPECTS ONLY