

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/112

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69485

Location: Land adjacent to 6 Bentley Lane, Bury, BL9 6RZ

Development: Erection of 3 No. dwellings and associated works

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed access arrangements are sub-standard in terms of visibility, which would be detrimental to highway safety and maintaining the free flow of traffic on Bentley Lane.
2. The proposal would result in the loss of existing on-highway parking facilities, which will lead to parking being displaced elsewhere on more restricted sections of Bentley Lane and outside existing residential properties, to the detriment of highway safety and residential amenity.
3. The application and submitted plans contain insufficient or dimensioned information to ensure that surface water would not be discharged onto the adjacent adopted highway from the hardstandings proposed or that adequate room would be made available within the curtilage of the site in order to maintain parked vehicles clear of the proposed footway on the southerly side of Bentley Lane.

Comments and Observations

Date: 26 May 2023

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY