

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/312

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68587

Location: Land adjacent to No.2 Heatherside Road, Ramsbottom,
BL0 9BX

Development: Erection of 1 No. dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of access arrangements onto Heatherside Road that are sub-standard in terms of visibility and alignment at the interface with the adopted highway, which would be detrimental to highway safety.
2. The application and submitted plans contain insufficiently detailed and dimensioned information to properly assess the following:
 - Physical impact of the proposed development on the adjacent adopted highway and street lighting column;
 - Confirmation of relative levels between the site and adjacent footway on Heatherside Road to determine whether mitigation measures are required outside of required visibility splays to prevent falls by passing pedestrians into the proposed 'courtyard lower area';
 - Measures to prevent the discharge of surface water onto the adjacent adopted highway.

Comments and Observations

Date: 05 December 2022

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

HIGHWAYS ASPECTS ONLY