

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/059

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69136

Location: 1 Park Avenue, Ramsbottom, Bury, BL0 0DA

Development: Erection of 1 No. dwelling and formation of new vehicular access/driveway to existing dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed access arrangements for the new dwelling indicated on the submitted plans are sub-standard, which would be detrimental to road safety and maintaining the free flow of traffic on the adjacent highways.
2. The application and submitted plans contain insufficient information to properly assess the physical impact of the proposed development on the adjacent adopted highway at Bury New Road due to the position of the new dwelling relative to the back of the footway or street lighting column on Park Avenue due to the need to provide a new dropped crossing in an appropriate position onto the adopted highway, clear of the column.
3. The proposed 'gravel' hardstandings would result in the spread of loose stone onto the adjacent adopted highway, which would be detrimental to highway safety and would not maintain the integrity of the adopted highway.
4. The application and submitted plans contain insufficient information to ensure that bin storage arrangements for the existing dwelling will be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Comments and Observations

Date: 24 May 2023

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY