

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/214

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 73234

Location: Land to east of 12 Broad Oak Terrace, Bury, BL9 7ST

Development: Erection of garage and creation of parking area

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the restriction of existing turning facilities at the end of Broad Oak Terrace/within the garage colony, impeding the ability of for residents vehicles to enter and leave the site in forward gear, which would be detrimental to highway safety and the free flow of traffic.
2. The application and submitted plans contain insufficient information in order to demonstrate that the proposal would not adversely affect existing surface water drainage arrangements in the existing garage colony/turning area.

Comments and Observations

Date: 28 July 2026

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

HIGHWAYS ASPECTS ONLY