

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 21/388

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67692

Location: 1 Hereford Drive, Prestwich, Manchester, M25 0JY

Development: Provision of new 2-storey, 2-bedroom corner dwelling with associated site works including soft landscaping, cycle and refuse storage

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the loss of substantial parking facilities for the existing dwelling without the ability to provide a new access from Hereford Drive to serve alternative parking facilities within the curtilage of the existing dwelling due to an unacceptable impact on protected highway trees, which 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 access onto Hereford Drive indicated on the submitted plans is sub-standard in terms of visibility, which is likely lead to conflicts on the adopted highway and would therefore be detrimental to highway safety.

Comments and Observations

Date: 12 January 2022

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY