

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/100

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71599

Location: Land off Leigh Lane, Bury, BL8 1RJ

Development: Erection of 1 No. dwelling with new public footpath

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The application and submitted plans contain insufficient information in order to assess the following highway aspects of the proposed development:

- Confirmation that vehicular access to the site can be achieved on land within the applicant's control;
- Access, parking and turning arrangements/facilities for the dwellings;
- Physical impact of the development and the access arrangements proposed on the adjacent Public Rights of Way;
- Mitigation measures required to overcome the site's emergency access deficiencies from a fire safety perspective in view of the site's remote location from the adopted highway network, constraints along the routes to the site for fire appliances and excessive cul-de-sac lengths effectively involved.

Comments and Observations

Date: 06 May 2025

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

HIGHWAYS ASPECTS ONLY