

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/260

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69684

Location: Land at rear of 31-45 Ajax Drive, Bury, BL9 8EF

Development: Outline application for 1 no. dwelling with access along existing driveway of 45 Ajax Drive (appearance, landscaping, layout & scale matters reserved)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of sub-standard access arrangements on Ajax Drive, which would be detrimental to highway safety and maintaining the free flow of traffic on the adopted highway.
2. The proposal would result in the loss of existing parking facilities for No. 45 Ajax Drive that could be accommodated clear of the adopted highway and the pedestrian access route to the property, which would be detrimental to highway safety and maintaining the integrity of the adopted highway.
3. The application and submitted plans contain insufficient information in order to ensure that vehicles would be able to enter and leave the site in a forward gear, which would be detrimental to highway safety.

Comments and Observations

Date: 13 October 2023

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

HIGHWAYS ASPECTS ONLY