

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/067

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70213

Location: Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP

Development: Conversion of existing public house to 5 No. apartments

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The vehicular and pedestrian access arrangements proposed to serve the 5 No. apartments are sub-standard, which would be detrimental to highway safety and maintaining the free flow of traffic on Walmersley Old Road.
2. The proposed car parking arrangements/provision are sub-standard/is inadequate at a site where off-highway parking could be easily accommodated, which will lead to vehicles parking and carrying out manoeuvres on Walmersley Old Road to the detriment of the free flow of traffic and road safety. (RR16 Amended)
3. The proposal to incorporate formal parking spaces parallel to the adopted highway within the pedestrian access route to the site from the end of the existing footway on Walmersley Old Road obstructs pedestrian access to the site and visibility from the proposed apartment car park access, which would be detrimental to pedestrian and road safety.
4. The application and submitted plans contain insufficient information, (topographical survey based where appropriate), in order to properly assess the following highway aspects of the proposed development:
 - Mitigation measures required to overcome the site's emergency access deficiencies from a fire safety perspective in view of the site's remote location and excessive cul-de-sac length effectively involved, especially due to a section of the cul-de-sac being a motorway bridge;
 - Adequate, accessible refuse collection arrangements for the apartments in order to comply with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

(RR08 Amended)

Cont/.....

Comments and Observations

This recommendation relates to the revised plans received by the Council on 06 September 2024 and supersedes my previous recommendation of 29 April 2024.
(N025 Amended)

Date: 13 November 2024

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY