

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/004

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67672

Location: 55 Milton Road, Prestwich, Manchester, M25 1PT

Development: Replacement of garage with new single storey garage building

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal results in the reduction of parking provision for the existing dwelling, 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.
2. The proposal would result in the restriction of visibility at the back edge of the footway and at the junction with Milton Road from the retained driveway to sub-standard levels, which would be detrimental to pedestrian and road safety.
3. The proposal does not incorporate adequate space to maintain a vehicle clear of the adopted highway, which would be detrimental to highway safety.
4. The proposed building, its foundations and surface water drainage arrangements would result in an unacceptable impact on the integrity of the adjacent adopted highway, which is detrimental to highway safety and contrary to provisions in the Highways Act 1980.
5. The application and submitted plans contain insufficient information to ensure that the following highway issues can be properly assessed:
 - Reinstatement of the redundant footway crossing required as a direct result of the proposed development;
 - Impact on access from the adopted highway to the adjacent parking area to the north of the site;
 - Proposed driveway materials/surface water drainage arrangements for the retained driveway to ensure that surface water will not be discharged onto the adjacent adopted highway;

(RR08 Amended)

Cont/.....

Comments and Observations

Date: 13 January 2022

Signed:

A handwritten signature in black ink, consisting of a large, stylized 'X' or 'C' shape with a small horizontal line at the end.

Head of Engineering

HIGHWAYS ASPECTS ONLY