

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/004

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71426

Location: Land adjacent to Bealey Industrial Estate, Dumers Lane,
Radcliffe, Manchester, M26 2BD

Development: Demolition of buildings and erection of 87 No. affordable
dwellings and associated access off Dumers Lane,
landscaping and parking

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of a new, additional and unnecessary access onto a classified road (A6053 Dumers Lane) to a site that is already safely and adequately accessed from the adopted highway via Wild Street, in a hazardous position on the highway network in close proximity to the existing junction on the same side of this Class 1 road, the bend in the road and two bus stops, which will lead to unacceptable conflicts on the adopted highway and with existing manoeuvres at the Wild Street junction, to the detriment of the free flow of traffic and road safety.
2. The proposed access arrangements onto Dumers Lane are substandard and would have a detrimental impact on and an unacceptable reduction of running lane widths on the A6053 that would not be agreed to by the Highway Authority, especially on a bend, on the approach to a junction and on an established abnormal load route, to the detriment of the free flow of traffic and road safety.
3. The proposal would have a detrimental impact on existing crossing facilities on Dumers Lane at the existing pedestrian refuge, exacerbating existing sub-standard arrangements including pedestrians to have to cross more of the bus lay-by at the new, unacceptable position proposed, which would be detrimental to pedestrian and road safety.

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4. The proposal would result in the loss of parking facilities for a number of units on Bealey Industrial Estate, which is highly likely to lead to vehicles parking and carrying out manoeuvres on the adjacent classified road and Wild Street where on-street parking facilities are at a premium at all times of day, exacerbating existing parking problems, the restriction in width of the industrial estate site access and resultant impact on turning manoeuvres and obstruction of visibility to the right on egress, which would have a significant impact on existing parking facilities for existing residents and be detrimental to the free flow of traffic and road safety.
5. The application and submitted plans contain insufficient topographical survey based information to properly assess the physical impact the development and access alterations proposed will have on the existing adopted highway. (RR08 Amended)
6. The application contains insufficient information to properly assess the impact the proposed development will have on overall parking provision for Bealey Industrial Estate. (RR08 Amended)

Comments and Observations

It is brought to the attention of the applicant that, contrary to the details/statements submitted, the proposed estate roads would not be eligible for adoption by the Council.

Date: 29 January 2025

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

HIGHWAYS ASPECTS ONLY