

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/015

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 72695

Location: Former Ambulance Station, Cemetery Road, Ramsbottom,
Bury, BL0 9PU

Development: Demolition of former Ramsbottom Ambulance Station and
erection of 3 No. dwellings with associated parking,
private gardens and landscaping

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed access arrangements are sub-standard and would result in the loss of most on-street parking on the easterly side of Cemetery Road abutting the site boundary that is currently available for existing residents to utilise, which is likely to lead to overspill parking elsewhere and carrying out manoeuvres on the adjacent adopted highway, to the detriment of highway safety and the free flow of traffic.
2. The application and submitted plans contain insufficient information to properly assess the following:
 - Physical impact of the development on the existing adopted highway abutting the site, including all associated highway and highway drainage remedial/accommodation works required to reinstate the redundant vehicular access to adjacent footway levels, extent and form of the proposed access alterations and required footway crossings, demarcation of the limits of the adopted highway and works to tie the extension of the northerly Cemetery Road footway into the pedestrian access and gate to Ramsbottom Cemetery.
 - Impact on lighting levels in the vicinity of the site and adequacy of the proposed street lighting column replacement/relocation works proposed.
 - Proposed driveway dimensions, gradients and materials.
 - Finished floor levels for the proposed dwellings.
 - Measures to prevent the discharge of surface water onto the adjacent adopted highway.

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- Adequate levels of visibility at the both the junctions with Cemetery Road and at the back edge of the footway in accordance with the standards in Manual for Streets.
- Adequacy of the proposed in-curtilage bin storage arrangements at each dwelling to ensure that the requirements of Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' are met and the adopted highway is not used for the storage of bins.

(RR08 Amended)

Comments and Observations

Date: 27 February 2026

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

HIGHWAYS ASPECTS ONLY