

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/166

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

Planning Application No: 73116

Location: Land at Bradley Fold Farm Cottages (Plot 1), Bradley Fold,
Bolton, BL2 6RW

Development: Erection of 1 No. dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of use of an access that is sub-standard in terms of visibility at its junction with Bradley Lane, carriageway width along the majority of the route from the adopted highway and lack of available passing places and segregated pedestrians facilities, exacerbated by the poor condition of the metalled surface between the interface with the adopted highway and the proposed dwelling, which would be detrimental to the safety of users of the public right of way and highway safety.
2. The proposed access onto Public Footpath No. 23, Christ Church, Radcliffe is sub-standard in terms of visibility both at the junctions and at the back edge of the highway, which would be detrimental to pedestrian and road safety and not in compliance with Manual for Streets and Streets for All Design Guidance.
3. The proposal does not incorporate improvements to the surface of the metalled route/Public Footpath No. 23, Christ Church, Radcliffe in view of the intensification of daily use proposed or details of how the limits of the public right of way would be demarcated at the interface with the proposed porous tarmac hardstanding/paving/landscaping, contrary to good highway design, maintaining the integrity of the abutting highway.

Comments and Observations

Date: 26 August 2026

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

HIGHWAYS ASPECTS ONLY