

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/287

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69794

Location: 5 Keats Crescent, Radcliffe, Manchester, M26 3GT

Development: Change of use from residential dwelling (Class C3) to 10-bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking provision is inadequate and 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. (RR16 Amended)
2. The proposed access and parking arrangements are sub-standard, which would have a detrimental impact on the adjacent adopted highway, availability of visitor parking on Keats Crescent and is likely to lead to vehicular encroachment of the adjacent footway to the detriment of the free flow of traffic and road and pedestrian safety.

Comments and Observations

Date: 08 November 2023

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

HIGHWAYS ASPECTS ONLY