



ROCHDALE
BOROUGH COUNCIL

Highways and Engineering Service

Economy and Environment

Consultation Response on behalf of Head of Highways and Engineering

Application: 25-00116-FUL

Date Received: 20 February 2025

Date of Response: 27 February 2025

PROPOSAL:

Erection of 6no. detached dwellings with associated access, gardens and parking

CONSULTATION REPORT:

The site is located within a large well established residential in Marland. There is no conflict in usage with the proposed development.

The development will generate no significant volume of traffic and falls below the threshold for a further transport study to be undertaken.

Access to the site has poor visibility and is not ideal. The access point is however a previously established access which has been adopted by the local authority and due to the low level of traffic generated by this proposal and low speeds on the surrounding roads we do not believe we could sustain an objection to this proposal.

The internal road layout for the site is not adoptable the applicant has however indicated a desire for the road to remain private.

Adequate space for parking has been provided within the site.

The road layout meets the minimum standards for access for emergency vehicles and the road layout supports service vehicles turning within the site.

As the road is not to be adopted refuse vehicles will not enter the site the applicant has however indicated that refuse collection from this location will not be undertaken by the local authority.

No changes are proposed to the existing highways network.

We have no new road safety concerns resulting from these proposals we believe we could sustain an objection to.

AMENDMENTS TO CONSULTATION RESPONSE:

No amendments to report

OFFICER RECOMMENDATION:

We have no sustainable objection to these proposals

HIGHWAYS SIGN OFF

John Gillighan 27/02/2025