

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/229

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

Planning Application No: 71800
Location: 299 Middleton Road, Manchester, M8 4LY
Development: Demolition of existing dwelling and erection of 1 No.
replacement dwelling

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. There is insufficient car parking provided within the site to comply with the Council's SPD11 parking standards in respect of the proposed development 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.
(RR15 Amended)
2. The application and submitted plans contain insufficient information to properly assess the impact of the proposed development, demolition and construction works and its access and driveway arrangements on the adopted highway with the Manchester City Council borough boundary.

Comments and Observations

Date: 29 September 2025

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

HIGHWAYS ASPECTS ONLY