

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/131

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

Planning Application No: 72682

Location: 31 Grosvenor Street, Prestwich, Manchester, M25 1ES

Development: Change of use of Swim School building (Class E(d)) to dwelling (Class C3); Single storey side extension; Replace corrugated roof to composite roof with tiled covering; Composite timber panelling adding to front elevation windows

RECOMMENDATION

I recommend that any planning permission given shall include the following condition:

Within 3 months of development first taking place, details of the reinstatement of the redundant footway crossing on Grosvenor Street/Randlesham Street to adjacent footway levels, to a scope and specification to be agreed with the Local Highway Authority, shall be submitted to and approved in writing by the Local Planning Authority. The duly approved highway works shall be implemented before the building is first occupied.

Reasons

In the interests of pedestrian safety and access for disabled users of the footway abutting the site and to maintain the integrity of the adopted highway.

Comments and Observations

1. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for, and implementation of, the required highway works. The cost of the works will be the responsibility of the applicant/developer. (N004 Amended)
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

Date: 23 July 2026

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

HIGHWAYS ASPECTS ONLY