

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/092

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

Planning Application No: 72881

Location: 3 Danesway, Prestwich, Manchester, M25 0ET

Development: Two storey side extension; Single storey side/rear extension; Front porch with canopy

RECOMMENDATION

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

1. The development and widened driveway hereby approved shall not be brought into use unless and until the access and parking alterations indicated on approved plan reference DA17070.3 301 Revision 1, incorporating the partial removal of the boundary wall to the limits shown, demarcation of the limits of the adopted highway/back of footway, extended hardstanding in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all associated highway remedial works required to reinstate the adjacent footway to its condition prior to commencement of the development/removal of the wall, have been implemented to the satisfaction of the Local Planning Authority.
2. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. In the interests of highway safety and to maintain the integrity of the adopted highway.
2. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to revised plan reference DA17070.3 301 Revision 1 received by this Section on 14 April 2026. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 14 April 2026

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

HIGHWAYS ASPECTS ONLY