

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/311

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

Planning Application No: 72463

Location: 12A Rectory Avenue, Prestwich, Manchester, M25 1DE

Development: Erection of 1 No. dwelling following demolition of existing dwelling

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved plan reference 12a-011 Revision B, the development hereby approved shall not be first occupied unless and until the access and parking alterations proposed, incorporating the extension of the boundary wall to the limits shown with foundations that do not extend under the adjacent adopted highway, demarcation of the limits of the adopted highway/back of footway, extended hardstanding in a porous/permeable material and all associated highway remedial works required to reinstatement the adjacent footway to its condition prior to commencement of the development/demolition of the dwelling, 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.

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Comments and Observations

1. This recommendation relates to the revised plan reference 12a-011 Revision B received by this Section on 01 December 2025. (N025 Amended)
2. 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 remedial works. The cost of the works will be the responsibility of the applicant. (N004 Amended)
3. The applicant's attention is drawn to the requirements of Section 179 of the Highways Act 1980 which prohibits the construction of any foundations required for the boundary walls under the adjacent adopted highway.

Date: 02 December 2025

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

HIGHWAYS ASPECTS ONLY