

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/265

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68488

Location: Lady Margaret House, 51 St Ann's Road, Prestwich,
Manchester, M25 9LF

Development: Proposed new detached garage at side with reinstated
vehicular access

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of an access onto St Ann's Road that is sub-standard in terms of visibility at both the junction with St Ann's Road at the back edge of the footway and from a property that is already adequately and safely served from Prestwich Park Road South, which would be detrimental to highway safety.
2. The proposal does provide sufficient room to enable a vehicle to stand clear of the highway whilst the garage doors are opened and does not allow adequate space to maintain a vehicle clear of the highway and the operation of the proposed gate, which would be detrimental to highway safety.

Comments and Observations

Date: 22 September 2022

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

HIGHWAYS ASPECTS ONLY