

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 22/314

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 68953

Location: 433 Bury New Road, Prestwich, Manchester, M25 1AF

Development: Flue system to the rear of the property (retrospective) and single storey side extension

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The application and submitted plans contain insufficient information to fully assess the physical impact of the proposed extension, its foundations and surface water drainage arrangements on the adjacent adopted highway or ensure that the applicant is in control of all the land required to facilitate the proposed development and required stopping-up of the affected area of unadopted highway (Albion Place). (RR08 Amended)
2. The proposal would result in the partial obstruction of the existing adopted footway on Bury New Road at the interface with Albion Place and does not incorporate the reinstatement of the former vehicular access that would be made redundant as a direct result of the proposed development, which would be detrimental to pedestrian and highway safety.
3. The proposal would restrict access to the existing bin store at the rear of the property, which is highly likely to lead to the storage of refuse bins on/access route needed to service them via, the adopted highway or land outside of the applicant's control, which would be detrimental to pedestrian safety and the residential amenity of adjacent residents.

Comments and Observations

Date: 28 December 2022

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY