

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/134

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

Planning Application No: 73107

Location: 54 Rectory Lane, Prestwich, Manchester, M25 1BL

Development: Demolition of existing garage/side porch and erection of single storey extension at side/rear; Replace existing rear dormer with new rear dormer window extension;
Widening of existing vehicular access/driveway and new path

RECOMMENDATION

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

1. The formation of the widened vehicular access and driveway indicated on the approved plans, incorporating the provision of a footway crossing extension, a driveway to the extents shown to provide a minimum of two parking spaces, measures to prevent the discharge of surface water onto the adjacent adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to satisfaction of the Local Planning Authority prior to the extension and widened driveway hereby approved being brought into use.
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 received by this Section on 16 June 2026. (N025 Amended)
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: 18 June 2025

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

HIGHWAYS ASPECTS ONLY