

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/145

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67953

Location: 24 Brookfield, Prestwich, Manchester, M25 1EL

Development: Demolition of existing link detached dwelling and erection of 3 No. terraced dwellings

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed vehicular access and parking arrangements are substandard and unworkable, which is highly likely to lead to access problems and conflicts on the adopted highway at the cul-de-sac end of Brookfield, would be detrimental to highway safety.
2. The application and submitted plans do not provide sufficient, topographical survey based information in order for the physical impact of the proposed development and its surface water drainage arrangements on the existing adopted highway, as well as adequate bin storage arrangements for all three dwellings, to be properly assessed.

Comments and Observations

Date: 01 June 2022

Signed: A Southgate
(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY