

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/230

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69710

Location: Land between 205-211 Bury Old Road, Prestwich,
Manchester, M25 1JF

Development: Erection of four storey building comprising of 8 No.
apartments with associated parking and landscaping

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the creation of sub-standard access and servicing arrangements onto the A665 Bury Old Road and have an unacceptable detrimental impact on the existing bus stop, bus bay and shelter, which would be detrimental to highway safety and maintaining the free flow of traffic on the adjacent classified road. (RR13 Amended)
2. The proposal does not provide suitable accommodation for all vehicles to enter and leave the site in a forward gear, which would be detrimental to road safety and maintaining the free flow of traffic on the adjacent classified road. (RR14 Amended)
3. The proposed car parking provision is inadequate for the uses proposed and is likely to lead to vehicles parking and carrying out manoeuvres on the adjacent classified and unclassified highways to the detriment of the free flow of traffic and road safety. (RR16 Amended)
4. The application and submitted plans contain insufficient, topographical survey based information in order for the following to be properly assessed:
 - Physical impact of the development, its foundations and surface water drainage arrangements on the adjacent adopted highway;
 - Provision of porous/permeable hardstanding materials and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;

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- Provision of level vehicular and pedestrian access to the development from the adjacent adopted highway;
- Provision of adequate in-curtilage bin storage facilities in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Comments and Observations

Date: 27 September 2023

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

HIGHWAYS ASPECTS ONLY