

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 23/126

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 69523

Location: Land adjacent to 11 Walter Street, Prestwich, Manchester,  
M25 3HJ

Development: Erection of 2 No. dwellings

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**RECOMMENDATION**

I recommend that this planning application be refused

**Reasons**

1. The proposal would result in the loss of existing off-street car parking facilities, which is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety.
2. The proposed car parking provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. (RR16 Amended)
3. The proposals would restrict visibility at the junction of Walter Street with the unnamed back street to sub-standard levels, which would be detrimental to highway safety.
4. The proposals do not incorporate highway remedial works around the perimeter of the site to reinstate redundant footway crossings/former garage colony accesses, which would be detrimental to pedestrian safety and would not maintain the integrity of the adjacent adopted highways.
5. The application and submitted plans contain insufficient information in order for the impact of the proposed property and boundary foundations, surface water drainage arrangements and relative levels between the site and adjacent adopted highway to be properly assessed.

**Comments and Observations**

Date: 28 June 2023

Signed: **A Southgate**

**(pp) Head of Engineering**

**HIGHWAYS ASPECTS ONLY**