

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/120

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

Planning Application No: 72801

Location: 74 Sheepfoot Lane, Prestwich, Manchester, M25 0DT

Development: Conversion of 1 No. dwelling into 2 No. dwellings with two storey extension at side/rear, front extension and hip to gable roof extension with loft conversion and dormers at front/rear; Alterations to vehicular access/parking provision

RECOMMENDATION

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

1. Notwithstanding the vehicular access alterations shown indicatively on approved plan reference GSS25133 502 Revision 3, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority to a scope and specification to be agreed with the Highway Authority on a topographical based survey of the site and adjacent highways:
 1. Formation of the new vehicular accesses onto Edgeware Avenue serving No.'s 74 & 74A, incorporating the reconstruction of the footway abutting the westerly site boundary, demarcation of the limits of the adopted highway and all associated highway remedial works required as a result of the proposed development and the construction of the boundary wall previously undertaken.
 2. Reinstatement of the redundant unauthorised vehicular access at the junction of Edgeware Avenue with Sheepfoot Lane, incorporating the demarcation of the limits of the adopted highway, infill boundary wall with foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works required as a result of the proposed development.
 3. A scheme of highway remedial works on the section of footway on Sheepfoot Lane abutting the site required as a result of the proposed development and the construction of the boundary wall previously undertaken.
 4. Measures to prevent the discharge of surface water from the proposed driveways onto the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and fully completed to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use/first occupied.

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2. The car parking and bin storage arrangements indicated on approved plan reference GSS25133 502 Revision 3 shall be surfaced/provided and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use/first occupied and thereafter maintained at all times. (CAR1 Amended).
3. 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. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure adequate off street car parking arrangements for disabled users and maintain the integrity of the adopted highway, all in the interests of highway safety.
2. To ensure adequate off street car parking provision and refuse collection arrangements, in the interests of highway safety.
3. To ensure adequate off-highway materials storage arrangements for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 20 May 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, technical approval and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 03 June 2026

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

HIGHWAYS ASPECTS ONLY