

BURY COUNCIL
DEPARTMENT OF PLACE

REF NO: 25/232

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

Planning Application No: 71982

Location: Land adjacent to 49 Rainsough Brow, Prestwich,
Manchester, M25 9XW

Development: Erection of a two storey mixed use development
consisting of 1 No. shop (Class E) on the ground floor
and 1 No. apartment on first floor (Class C3) and
associated car parking, landscaping and boundary
treatment

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal results in the loss and a restriction in the use of existing, approved parking facilities for the retail use and adversely affects approved servicing arrangements for the site and deliveries of goods into the retail shop, which is likely to lead to vehicles parking and carrying out manoeuvres on an already hazardous part of the highway network to the detriment of the free flow of traffic and road safety.
2. The proposed servicing arrangements and car parking provision for the proposed additional retail and residential uses are inadequate and are likely to lead to vehicles parking and carrying out manoeuvres in a hazardous location on the highway to the detriment of the free flow of traffic and road safety. (RR16 Amended)
3. The application and submitted plans contain insufficient information to assess the physical impact of the proposed development on the adjacent adopted highway and private access road or demonstrate that visibility approved as part of previous developments on the site will be maintained and not restricted to sub-standard levels at the junction of the existing site access with Rainsough Brow. (RR08 Amended)

Comments and Observations

Date: 21 August 2025

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

HIGHWAYS ASPECTS ONLY