

Steve Costello Building & Property Consultant
Project & Construction Management Consultant

Development Proposal
For The Demolition, Of Existing Garages
& The Construction Of One Pair Of
Three Bed Semi Detached Houses
On The Site To The Rear Of
73 Sandy Lane
Prestwich
Manchester
M259PS

For
MC Housing Ltd
349 Winston House
Regents Park Road
London N3 1DH

25th July 2024
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Location:

The site is in Prestwich in the Metropolitan Borough of Bury.

The site lies some 9km from Manchester City centre & 11km from Bury town centre.

Locality:

The immediate vicinity of Sandy Lane is a consistently a residential stocked area.

There are a small number of shop premises supplying the local community and the area is consistent of a quiet residential area.

Site Analysis:

At the moment, the site is un used and in a derelict state. The site was formerly used for garaging and the pre-cast garages still remain, although in a dilapidated state. The demand for rented garages seems to have disappeared and subsequently the site has become over grown and has become an eye sore with fly tipping occurring on a regular basis.

Vehicular Access:

Vehicular access is from the existing access on Sandy Lane adjacent number 79.

Pedestrian Access:

Pedestrian access is from the existing access on Sandy Lane adjacent number 79.

Residential Access:

The site is situated a small walk from Bury New Road (A56) which supplies numerous bus services.

The A56 gives access to Manchester City Centre, Whitefield & Bury town Centre along with the M60, Prestwich Metro, Besse o'th barn Metro.

The A56 also leaves access to numerous shopping facilities, schools, parks and places of worship.

Siting Design & Scale:

A previous application (54837) was refused planning permission on 27ili January 2012 and subsequently dismissed on appeal by the Planning Inspectorate on 7ili February 2013.

Taking into consideration the previous two refusal decisions. The siting design and layout have been reduced considerably to now accommodate a pair of 3 bed semidetached family homes with associated car parking.

Siting:

The new proposal depicts one block of two three bed semidetached houses with associated car parking and gardens

Design:

The design is to be of a traditional nature consisting of facing brickwork, concrete interlocking tiles & UPVC windows and doors.

Scale:

The height and impact of the previously refused application has been reduced considerably and is now to a compatible scale of the surrounding properties.

Security:

The site will be fully secured using new and existing fencing.
The main gates and CCTV will be utilised for added security.