

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/333

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70340

Location: 65 Windsor Road, Prestwich, Manchester, M25 0DB

Development: Change of use of ground floor from shop to restaurant (Use Class E) with opening times 07.30 - 21.00; canopy at front and installation of an external flue pipe at the side/rear (Temporary consent for 12 months)

RECOMMENDATION

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

1. Notwithstanding the details indicated on approved plan references 06C & 07A, no development shall commence unless and until full details of revised surface water drainage arrangements for the proposed canopy structure that do not project over or discharge onto the adjacent adopted highway, have been submitted to the Local Planning Authority. The subsequently approved alterations/remedial works shall be implemented to the satisfaction of the Local Planning Authority.
2. The bin storage facilities indicated on the approved plans shall be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reasons

1. In the interests of pedestrian safety and to maintain the integrity of the adopted highway.
2. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway.

Comments and Observations

1. This recommendation relates to the revised plans received by the Council on 26 January 2024. (N025 Amended)
2. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Waste Management, Bradley Fold Depot on 0161 253 6621/7010, regarding the operation of this system. (N024)

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3. The applicant's attention is drawn to the fact that the adopted highway should not be used for the storage of bins.

Date: 16 February 2024

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

HIGHWAYS ASPECTS ONLY