

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/028

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70434

Location: 72 Park Road, Prestwich, Manchester, M25 0FA

Development: Erection of 6 No. semi-detached dwellings and associated driveways

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed one way access and parking arrangements are sub-standard, which is likely to lead to conflicts on the adopted highway and within the site/on the shared access, which would be detrimental to highway safety.
2. The application and submitted plans contain insufficient and incomplete information in order for the proposed arrangements at the interface with the adopted highway, internal access arrangements, bin storage facilities and impact of the development on the adjacent adopted highways to be properly assessed.

Comments and Observations

Date: 21 February 2024

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

HIGHWAYS ASPECTS ONLY