

DELEGATED REPORT

Report by Helen Pressley	Date of report: 04/12/2025	Ref: 72477/CONDIS
Registration: 04/11/2025	LDfC: 28/11/2025	Expiry Date: 30/12/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (highways) on planning permission 70339: Works completed as per the agreed scope

Location: 68-70 Bury New Road, Prestwich, Manchester, M25 0JU

Description

Planning permission was granted for the change of use of both properties from dwellings to an office (Class E). This would include new render to the front of No. 70. Parking is proposed to the rear of the property from an adopted, but unnamed road. The parking to the rear of the site would require the construction of a raised decking.

Application to discharge condition 3 (highways) on planning permission 70339.

Relevant Planning History

67235 - Change of use from dwelling to mixed use dwelling and office - Withdrawn by Applicant 03/11/2021

70339 - Change of use of 2 no. dwellings to an office (Class E) - Approve with Conditions 18/03/2025

72126 - Application to discharge condition 3 (boundary wall) on p/p 70339
- Refused 11/08/2025

Publicity

None

Statutory/Non-Statutory Consultations

Traffic Section - photographs submitted confirm that the required works have been implemented.

Pre-start Conditions - Not relevant

Development Plan and Policies

S1/3	Shopping in District Centres
EN1/2	Townscape and Built Design
EC4/1	Small Businesses
EC5/2	Other Centres and Preferred Office Locations
EN7/2	Noise Pollution
JP-J3	Office Development
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
NPPF	National Planning Policy Framework

Issues and Analysis

Condition 3

Notwithstanding the details shown indicatively on approved plan reference DA21041.1. 004. Revision 4, full details of measures to reinstate the boundary wall and gates abutting Bury New Road, incorporating foundations that do not encroach under the adjacent adopted highway and all associated highway remedial works required to reinstate the footway to its former condition prior to the illegal crossing of the footway by vehicles occurring, shall be submitted to and agreed in writing with the Local Planning Authority within 3 months of the date of the decision. The details subsequently approved shall be implemented within 6 months of the date of the decision with the measures to prevent parking on the front elevation thereafter maintained.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety.

Photographs have been submitted that show that the boundary wall has been implemented in accordance with the approved plans and the Traffic section have raised no objections to the information submitted. The condition can therefore be discharged.

Recommendation: Approve

Conditions and Reasons:

- 1 The following conditions of application 70339 are approved:
Condition 3 - highways boundary wall

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 4/12/2025			