

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/036

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69318

Location: 509-511 Bury New Road, Prestwich, Manchester, M25 3AJ

Development: Prior approval for proposed change of use from
Commercial (Class E) to 9 No. Apartments (Class C3)

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would be an intensification of the use of a site with inadequate access and servicing arrangements in close proximity to a signalised junction on the A56 and would be detrimental to road safety and maintaining the free flow of traffic on the adjacent classified road. (RR13 Amended)
2. The proposed car parking provision is inadequate for the use proposed and is likely to lead to vehicles parking and carrying out manoeuvres on the adjacent classified and unclassified highways to the detriment of the free flow of traffic and road safety. (RR16 Amended)

Comments and Observations

Date: 20 March 2023

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

HIGHWAYS ASPECTS ONLY