

BURY COUNCIL
PLACE DIRECTORATE

REF NO: 26/111

FROM: Head of Engineering & Streetscene TO: Head of Development Management

Planning Application No: 73011

Location: 59 Hilton Lane, Prestwich, Manchester, M25 9SA

Development: New driveway, wall and ramped access to the side elevation

RECOMMENDATION

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

1. The formation of the alterations to the vehicular access and driveway indicated on the approved plans, incorporating the demarcation of the limits of the Public Right of Way No. 10, Prestwich and all associated highway remedial works abutting the site required to reinstate the Public Right of Way to its condition prior to commencement of the proposed development, shall be implemented to satisfaction of the Local Planning Authority prior to the access and driveway alterations hereby approved being brought into use.
2. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. In the interests of highway safety and to maintain the integrity of the adopted highway.
2. To maintain the integrity of the adopted highway and Public Right of Way and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

Comments and Observations

1. This recommendation relates to the revised plan received by this Section on 16 June 2026. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department for Place (Engineering & Streetscene) regarding the specification for and implementation of the required works on/abutting Public Right of Way No. 10, Prestwich. The cost of the works will be the responsibility of the applicant. (N004 Amended)
3. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council as Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
4. The applicant's attention is drawn to the existence of Public Right of Way No. 10, Prestwich, which forms the access to and abuts the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order. (N010 Amended)

Date: 23 June 2026

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

HIGHWAYS ASPECTS ONLY