

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 23/064

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 69329

Location: 281 Middleton Road Service Road, Prestwich, Manchester,
M8 4LY

Development: Change of use of existing public house (Sui Generis) to Podiatry Clinic (Class E(e)) on ground floor and 4 bed HMO (house in multiple occupation) at first floor (Class C4) including two storey front extension, two storey extension at side/rear, alterations to roof layout of existing rear outbuilding; formation of new first floor access and door at rear with external staircase and render to external elevations.

RECOMMENDATION

I recommend that this planning application be refused

Reasons

The proposed servicing and car parking provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety on/in close proximity to the A576 Middleton Road. (RR16 Amended)

Comments and Observations

Date: 23 June 2023

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

HIGHWAYS ASPECTS ONLY