

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/011

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

Planning Application No: 72700

Location: Land to the south of 188 St Ann's Road, Prestwich,
Manchester, M25 9QS

Development: Outline application for the erection of 1 No. four bed
dwelling with associated landscaping, bins, bikes, and
parking (access and landscaping matters reserved)

RECOMMENDATION

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

1. Notwithstanding the details indicated on the approved plans, prior to the commencement of development, full details, on a topographical based survey of the site and all adjacent highways, of the following shall be submitted to and agreed in writing with the Local Planning Authority:
 1. A scheme of highway works to provide a widening carriageway and adoptable footway abutting the northerly boundary of the site to a scope and specification to be agreed, incorporating an alignment to be agreed in the vicinity of the bend in Shelley Road, connection to and regularisation of the footway crossing serving No. 55 Shelley Road, connection to the footway crossing serving No. 188 St Ann's Road, 50mm upstand at the back of the footway adjacent to the proposed 'amenity garden' and soft landscaped areas, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial/accommodation works.
 2. Proposed boundary sections to reflect the perimeter highway works and to ensure appropriate levels between the back of the footway and the site.
 3. All boundary treatment abutting the adjacent future adopted highway incorporating (if required) foundations that do not encroach under the adopted highway.
 4. In the event that further remediation works to the footway/highways abutting the site are deemed to be required as a result of the dilapidation survey and any statutory undertakers connections to the site, details of such works shall be submitted to, and agreed by the Local Planning Authority.

The details subsequently approved shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

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2. No development shall commence unless and until a 'Construction Traffic Management Plan', has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site to a scope to be agreed in the event that subsequent remedial works are required construction of the development and as a result of any statutory undertakers connections to the site.
 2. Access route for all construction vehicles to the site from the Key Route Network.
 3. Access point(s)/arrangements for construction traffic, taking into consideration the need to maintain safe pedestrian and/or vehicular access to adjacent residential properties, and all temporary works required to facilitate access for construction vehicles.
 4. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain safe pedestrian and/or vehicular access to adjacent residential properties.
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site.
 6. Confirmation of hours of operation, delivery & construction vehicle sizes that can be accommodated on the adjacent residential estate roads, number of vehicle movements and measures to control/manage deliveries and delivery vehicle manoeuvres.
 7. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.
 8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

3. The car parking within the curtilage of the site indicated on the approved plans shall be a minimum of 5.0m in length measured from the back of the proposed footway, surfaced in a porous/permeable material and made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times. (CAR1 Amended).
4. The bin storage arrangements within the curtilage of the site indicated on the approved plans shall be made available for use to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 03 March 2026. (N025 Amended)
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 highway works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the need to enter into a Section 278/38 Agreement under the Highways Act 1980 in respect of the works to be carried out on the highway in connection with the proposed development and regarding the future adoption of the proposed footway/widened carriageway. (N031 Amended)

Date: 08 April 2026

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

HIGHWAYS ASPECTS ONLY