

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 21/354

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 67595

Location: 433 Bury New Road, Prestwich, Manchester, M25 1AF

Development: Single storey side extension to provide additional seating to restaurant; Changes to front elevation door and window

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The application and submitted plans contain insufficient information to ensure that the applicant is in control of the land required to facilitate the proposed development and required stopping-up of the affected area of unadopted highway (Albion Place). (RR08 Amended)
2. The proposal would result in the creation of sub-standard access/parking arrangements at Albion Place, leading to the potential for parked vehicles not being able to be maintained clear of the adopted footway on A56 Bury New Road, to the detriment of pedestrian and road safety.
3. The proposal would restrict access to the exiting bin store at the rear of the property, which is highly likely to lead to the storage of refuse bins in the retained section of Albion Place and/or on the adopted highway, which would be detrimental pedestrian safety.

Comments and Observations

Date: 16 December 2021

Signed:



Head of Engineering

HIGHWAYS ASPECTS ONLY