

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/076

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

Planning Application No: 71473

Location: Land between 205-211 Bury Old Road, Prestwich,
Manchester, M25 1JF

Development: Erection of building comprising of 7 No. apartments with
associated parking and landscaping

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed car parking provision is inadequate and arrangements (including charging facilities/arrangements for Electric Vehicles) are sub-standard, which are unacceptable and 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.
2. The proposal would result in the loss of parking spaces within Rooden Court as a result of the creation of the proposed vehicular access to the site and works to remove the existing gate, which 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.
3. The proposed pedestrian access arrangements are sub-standard and do not take into consideration the existing bus stop/shelter and bollard positions on Bury Old Road, to the detriment of pedestrian safety.
4. The proposed in-curtilage bin storage facilities and refuse collection access arrangements are sub-standard, do not meet Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments' and are likely to lead to the creation of vehicular and pedestrian conflicts within the site and on the access to it, to the detriment of the free flow of traffic and highway safety.
5. The application and submitted plans contain insufficient, topographical survey based information in order for the following to be properly assessed:
 1. Physical impact of the development, its foundations and surface water drainage arrangements on the adjacent adopted highway;

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2. Provision of porous/permeable hardstanding materials and/or measures to prevent the discharge of surface water onto the adjacent adopted highway;
3. Provision of level vehicular and pedestrian access to the development from Infant Street.

Comments and Observations

Date: 21 January 2026

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

HIGHWAYS ASPECTS ONLY