

**BURY COUNCIL**  
**DEPARTMENT OF OPERATIONS**

REF NO: 23/188

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 69697

Location: 54 Albert Avenue, Prestwich, Manchester, M25 0LX

Development: Conversion of dwelling into 2 No. flats, Front Porch;  
Dormer extension; Single/two storey rear extension with  
Juliet balcony and new basement

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**RECOMMENDATION**

I recommend that this planning application be refused

**Reasons**

1. The proposed access and parking arrangements indicated on the submitted plans are sub-standard, would not enable a vehicle to be maintained clear of the adopted highway and would set a precedent for similar development in the street, which would be detrimental to highway safety and maintaining the free flow of traffic on the adjacent highways.
2. The application and submitted plans contain insufficient information to ensure that bin storage arrangements for the development will be provided within the curtilage of the site in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

**Comments and Observations**

Date: 07 August 2023

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

**HIGHWAYS ASPECTS ONLY**