

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 26/216

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

Planning Application No: 73334

Location: 21 Ferndale Avenue, Whitefield, Manchester, M45 7GP

Development: Rendering of existing front boundary wall; installation of 2 x electric gates and pedestrian gate

RECOMMENDATION

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

The access alterations indicated on approved plan reference DDS2046 201, incorporating the provision electric vehicular sliding gates and inward opening pedestrian gate, demarcation of the limits of the adopted highway at the back of the footway and all associated highway remedial works to reinstate the adopted highway to its condition prior to commencement of the developments and partial removal of the front boundary wall, shall be implemented to the satisfaction of the Local Planning Authority.

Reasons

To secure the satisfactory development of the site in terms of highway safety, ensure compliance with the provisions of the Highways Act 1980 and maintain the integrity of the adopted highway, all in the interests of highway safety.

Comments and Observations

1. This recommendation relates to revised plan reference DDS2046 201 received by this Section on 28 July 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 any required highway remedial works. The cost of the works will be the responsibility of the developer. (N004 Amended)
3. The applicant's attention is drawn to the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the adopted highway. (N001 Amended)

Date: 28 July 2026

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

HIGHWAYS ASPECTS ONLY