

BURY COUNCIL
DEPARTMENT FOR PLACE

REF NO: 25/274

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

Planning Application No: 72285

Location: Land to south of Mount Pleasant, Prestwich, Manchester,
M25 2SD

Development: Residential development - 7 No. dwellings including
associated access road, parking, private amenity space,
boundary treatments and landscaping

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposed development would result in an intensification of the use of the surrounding roads which are inadequate in terms of width and alignment. (RR17)
2. The proposal would result in the creation of sub-standard pedestrian and vehicular access arrangements onto Mount Pleasant, which would be detrimental to the free flow of traffic and road and pedestrian safety.
3. The proposal would result in the creation of sub-standard arrangements at the interface with the adopted highway on Mount Pleasant, would not maintain the integrity of the adopted highway, which would be detrimental to the free flow of traffic and road safety.
4. The proposed servicing and car parking provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. (RR16)
5. The proposal does not provide suitable accommodation for vehicles to enter and leave the site in a forward gear, and therefore is detrimental to road safety and maintaining the free flow of traffic. (RR14)
6. The proposal does not meet the requirements of Greater Manchester Fire and Rescue Service for access and water provision, which would pose an unacceptable risk in terms of fire safety and be detrimental to the safety of the future occupiers of the dwellings proposed.

Cont/.....

Comments and Observations

Date: 31 October 2025

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

HIGHWAYS ASPECTS ONLY