

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

REF NO: 22/058

FROM: Head of Engineering

TO: Head of Development Management

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Planning Application No: 68043

Location: 79 Windsor Road, Prestwich, Manchester, M25 0DB

Development: Two story side extension to existing office to extend existing first floor office and to create one new office suite on the ground floor

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**RECOMMENDATION**

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

1. Notwithstanding the details indicated on approved plan reference DA21066 004 Revision 1, no development shall commence unless and until full details of proposals to reinstate the redundant footway crossing onto Windsor Road to adjacent footway/full height kerb levels, to a scope and specification to be agreed, have been submitted to and approved by the Local Planning Authority. The details subsequently approved shall be implemented to satisfaction of the Local Planning Authority before the development hereby approved is brought into use.
2. The bin storage facilities indicated on approved plan reference DA21066 004 Revision 1 shall be implemented to the satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and maintained thereafter.

**Reasons**

1. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety
2. To ensure adequate off-highway bin storage arrangements are provided within the curtilage of the site, in the interests of highway safety.

**Comments and Observations**

1. This recommendation relates to the revised plan received by this Section on 05 April 2022. (N025 Amended)

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2. The applicant's attention is drawn to the need to consult the Department for Operations regarding the specification for and implementation of the proposed footway works. The cost of the works will be the responsibility of the applicant. (N011 Amended)
3. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system. (N024)

Date: 20 April 2022

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

**HIGHWAYS ASPECTS ONLY**