

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 24/171

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70561

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 for the uses proposed and 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.
2. 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;
 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;
 4. Physical impact of the proposed access arrangements clear of the adjacent parking spaces within Rooden Court and works to remove the gate;
 5. Provision of adequate in-curtilage bin storage facilities in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments';
 6. Physical impact of the development on the adjacent bus stop/shelter and bollard provisions on Bury Old Road.

Comments and Observations

Date: 09 September 2024

Signed: **A Southgate**

(pp) Head of Engineering

HIGHWAYS ASPECTS ONLY