

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 22/144

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 66674

Location: Former nursery building and land to rear of Earl Street,
Prestwich, Manchester, M25 1GQ

Development: Change of use of former nursery building to form 4 No.
dwellings; Demolition of existing garage units to create
13 No. dwellings with associated external works

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The proposal would result in the intensification of use of the sub-standard offset junction of Stanley Street with Earl Street without any off-site mitigation measures proposed and where visibility to the right on egress is sub-standard, which would be detrimental to highway safety and maintaining the free flow of traffic on the adjacent adopted highways.
2. The proposals do not enable a refuse collection vehicle to properly enter and leave the site in forward gear, which is likely to lead to vehicles standing and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety.

Comments and Observations

Date: 04 October 2022

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

HIGHWAYS ASPECTS ONLY