

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/146

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71747

Location: 138 Rectory Lane, Prestwich, Manchester, M25 1DJ

Development: Single/two storey extension at rear, porch extension at front and dropped kerb

RECOMMENDATION

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

1. The car parking and access alterations indicated on the approved plans, incorporating the provision of a double footway crossing to a specification and in a position to be agreed with the Highway Authority, 5.0m minimum hardstanding length, measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated highway remedial works, shall be implemented to the satisfaction of the Local Planning Authority prior to the proposed development and parking facilities being brought into use.
2. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site to the satisfaction of the Local Planning Authority. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.

Reasons

1. To ensure the intervisibility of the users of the site and the adjacent highways, in the interests of road safety and to maintain the integrity of the adopted highway.
2. To maintain the integrity of the adopted highway and ensure adequate off highway materials storage arrangements are provided for the duration of the construction period, in the interests of highway safety.

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Comments and Observations

1. This recommendation relates to the revised plans received by this Section on 10 June 2025. (N025 Amended)
2. The applicant's attention is drawn to the need to consult the Department of Place, Engineering Services regarding the specification for and implementation of the required highway works. The cost of the works will be the responsibility of the applicant. (N004 Amended)

Date: 08 July 2025

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

HIGHWAYS ASPECTS ONLY