

BURY COUNCIL
DEPARTMENT FOR OPERATIONS

REF NO: 24/177

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 70852

Location: 10 Butterstile Lane, Prestwich, Manchester, M25 9PW

Development: Variation of condition No. 2 (approved plans) of planning permission 66779: Amendment to cill heights, omission of some windows and balcony; reduction in the length of the boundary retaining wall and change from brickwork to a white render

RECOMMENDATION

I recommend that this planning application be refused

Reasons

1. The access and parking arrangements constructed are sub-standard and are highly likely to lead to conflicts between vehicles carrying out manoeuvres on the adjacent adopted highway at the junction of the site access with Butterstile Lane, to the detriment of the free flow of traffic and road safety.
2. The parking arrangements and boundary details constructed are sub-standard and are highly likely to lead to conflicts between parked vehicles at the front of the property and pedestrians on the adjacent adopted highway and lead to the obstruction of visibility at the adjacent site access, to the detriment of pedestrian safety and the free flow of traffic and road safety.

Comments and Observations

Date: 08 August 2024

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

HIGHWAYS ASPECTS ONLY