

BURY COUNCIL
DEPARTMENT OF OPERATIONS

REF NO: 25/152

FROM: Head of Engineering

TO: Head of Development Management

Planning Application No: 71520

Location: 65 Windsor Road, Prestwich, Manchester, M25 0DB

Development: Change of use from shop to restaurant and the retention of extract flue and AC unit

RECOMMENDATION

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

Within one month, the surface water run-off from the canopy shall be channelled into the existing drain as indicated in the revised plan Dwg 10 to the written satisfaction of the Local Planning Authority.

Reasons

In order to reduce surface water run-off to the public footway in the interests of flood risk and water pollution, pursuant to UDP Policies EN5/1 Flood Risk and EN7 Pollution Control.

Comments and Observations

The applicant's attention is drawn to the requirements of the Highways Act 1980 which prohibits the projection/encroachment of the canopy over/on, or the discharge of surface water onto, the adjacent adopted highway.

Date: 11 June 2025

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

HIGHWAYS ASPECTS ONLY