

NOTICE OF REFUSAL OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Richard Gee
Roman Summer Associates Ltd
Haweswater House
Waterfold Business Park
Bury
Lancashire
BL9 7BR

On Behalf Of:

Gaskell
Home Park Avenue Ltd
Imperial House
79 – 81 Hornby Street
Bury
BL9 5BN

PART 1 - Particulars of Application

Application Number: 72695

Date of Registration: 16/01/2026

Proposal:

Demolition of former Ramsbottom Ambulance Station and erection of 3 no. dwellings with associated parking, private gardens and landscaping

Location:

Former Ambulance Station, Cemetery Road, Ramsbottom, Bury, BL0 9PU

PART 2 - Particulars of Decision

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

- 1 The proposed development for 1no dwelling on the site of circa 0.12 hectares would not make optimal use of the potential of the site. Therefore, the proposed development would not make efficient use of land conflicting with Policy JP-H4 - Density of New Housing of the Places for Everyone Joint Development Plan.
- 2 It is considered that the proposal would lead to a development that would, by reason of its size, scale, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan and the Places for Everyone Joint Development Framework , H2/1- The Form of New Residential Development, H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, JP-P1 - Sustainable Places and JP-H4 - Density of New Housing and the National Planning Policy Framework.
- 3 The proposed development by virtue of its size and siting would result in the loss of an existing tree which is subject of provisional Tree Preservation Order - 367. The damage to or loss of this tree is considered to be unacceptable because of the impact on the general amenity and character of the area in which the application site is located and appropriate mitigation has not been clearly identified. The

development is therefore contrary to the following policies of the Bury Unitary Development Plan and the Places for Everyone Joint Development Framework:
EN8/1 - Tree preservation Orders, EN8/2 - Woodland and Tree Planting and JP-G7 - Trees and Woodland.

- 4 The applicant has failed to demonstrate that the proposed air source heat pump and photovoltaic panels would not be seriously detrimental to the residential and visual amenities of nearby occupiers, by reason of noise and disturbance. The proposed development therefore conflicts with Bury Unitary Development Plan and Places for Everyone Joint Development Plan Policies EN7/2 - Noise Pollution, JP-P1 Sustainable Places, EN1/2 Townscape and Built Design and H2/2 The Layout of New Residential Development.
- 5 The parking proposed as part of the scheme would exceed the requirements for dwellings of this size leading to proposed access arrangements that would result in the loss of most on-street parking on the easterly side of Cemetery Road abutting the site boundary.. This would lead to a reduction in the of street parking that is currently available for existing residents to utilise. It is considered that this is likely to lead to overspill parking elsewhere and carrying out manoeuvres on the adjacent adopted highway, to the detriment of highway safety and the free flow of traffic. The proposed development therefore conflicts with Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 The Layout of New Residential Development, HT2/4 - Car Parking and New Development, Places for Everyone Joint Development Framework Policies JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-P1 - Sustainable Places, Supplementary Planning Document 11: Parking Standards in Bury and the National Planning Policy Framework.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/2	EN1/2 - Townscape and Built Design
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
EN8/1	EN8/1 - Tree Preservation Orders
EN8/2	EN8/2 - Woodland and Tree Planting
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
HT2/4	HT2/4 - Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G7	Trees and Woodland
JP-P1	Sustainable Places

JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development
JP-S2 Carbon and Energy
JP-S4 Flood Risk and the Water Environment
JP-S1 Sustainable Development
JP-S5 Clean Air
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
NPPF National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

001 Rev A - Location and Site Plans, 001 Rev D - Proposed Floor Plans, 002 Rev C, 003 Rev B, 004 Rev G, 005 Rev D, 006 Rev D, 007 Rev C, 008 Rev B, 009 Rev B, 010 - Plot 1, Plot 2 and Plot 3 Section, 010 - Section through all Plots, 011 Rev A, 012 Rev A, House lighting drawings, 030225JC-01.

NOTES TO APPLICANT

Not Applicable

Signed:



3 of 3

.....
On behalf of the Council

Date of Decision: 12/03/2026