

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Tony Lang
RT Design
25 Seymour Drive
Bradshaw
Bolton
BL2 3HB

On Behalf Of:

Mehdi
JMW Trust Corporation on behalf of Ibrahim
Mehdi
1 Byrom Place
Spinningfields
Manchester
M3 3HG

PART 1 - Particulars of Application

Application Number: 72539

Date of Registration: 12/11/2025

Proposal:

Reinstatement of wall/coping stones and
erection of new fence and entrance gates

Location:

Eastholme, St Anns Road, Prestwich,
Manchester, M25 9LD

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 design, height and siting of the proposed railings is neither appropriate to, nor sympathetic with the existing property (which is a Non-designated heritage asset (NDHA)), within the streetscape, and would be significantly detrimental to the character and appearance of the surrounding conservation area thereby neither preserving or enhancing the Conservation Area.
The proposed development therefore conflicts with the Bury UDP policies EN2/1 - Character of conservation areas, EN2/2 - Conservation Area Control, H2/3 – Alterations and Extensions and associated Supplementary Planning Document 6: Alterations and Extensions to Residential Properties.

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:

EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF National Planning Policy Framework
PFE Places for Everyone

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:

EH/PL/25/101, EH/PL/25/102 and EH/PL/25/103

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

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On behalf of the Council

Date of Decision: 07/01/2026