

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Steven Hartley
HP & DA Ltd
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

On Behalf Of:

Mr H Khan
c/o agent

PART 1 - Particulars of Application

Application Number: 70461

Date of Registration: 07/02/2024

Proposal:

Change of use of part of car showroom (Sui Generis) to retail (Class E(a)) and office (Class E(g)(i)), single storey extension and external alterations

Location:

Performance House, Heywood Street, Bury, BL9 7DZ

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 servicing and car parking arrangements/provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway on the surrounding streets and in close proximity to the Heywood Street/Mason Street junction, to the detriment of the free flow of traffic and road safety contrary to Bury Unitary Development Plan Policies EN1/2, HT2/4, HT6/1 and HT6/2 and Supplementary Planning Document 11.
- 2 The application and submitted plans and supporting statements contain insufficient information to enable the local planning authority to assess whether the proposal would maximize reductions in carbon emissions, as required by Policy JP-S2 of the Places for Everyone Joint Development Plan.
- 3 The application and submitted plans and supporting statements contain insufficient information to demonstrate that the proposal would comprise high quality digital infrastructure, as required by Policy JP-C2 of the Places for Everyone Joint Development Plan.

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

EC4/1 EC4/1 - Small Businesses
EC5/1 EC5/1 - Office Development in Bury Town Centre
EC6/1 EC6/1 - New Business, Industrial and Commercial Development
EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution
HT2/4 HT2/4 - Car Parking and New Development
HT6/1 HT6/1 - Pedestrian and Cyclist Movement
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
S2/6 S2/6 - Food and Drink
TC2/2 TC2/2 - Mixed Use Development
TC3 TC3 - Bury Town Centre
Area Area BY10 - Rochdale Road/Lord Street/York Street
BY10
JP-C2 Digital Connectivity
JP-S2 Carbon and Energy
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:

Location Plan received 08/02/2024

Proposed Ground Floor layout and Elevations received 30/01/2024

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 03/04/2024