

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Abdullah Naveed
88 Wellington Road
Oldham
OL8 1RR

PART 1 - Particulars of Application

Application Number: 67554

Date of Registration: 17/09/2021

Proposal:

Change of use from dwelling (Class C3) to residential institution (Class C2) for proposed children's care home (for up to 4 children with a minimum of 2 full time carers overnight, 1 sleeping, 3 full time carers during the day and living together as a single household)

Location:

73 Brierley Street, Bury, BL9 9HW

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 provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: HT2/4 Car Parking and New Development, CF3 Social Services, CF3/1 Residential Care Homes and Nursing Homes and CF5 Childcare Facilities, Supplementary Planning Document 11 Parking Standards in Bury.
- 2 The size of the site is inadequate to accommodate the development proposed whilst satisfying reasonable requirements for outdoor private amenity space. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, CF3 Social Services, CF3/1 Residential Care Homes and Nursing Homes, and CF5 Childcare Facilities.

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

NPPF National Planning Policy Framework
EN1/2 EN1/2 - Townscape and Built Design

EN1/3 EN1/3 - Landscaping Provision
EN1/5 EN1/5 - Crime Prevention
EN7 EN7 - Pollution Control
EN7/2 EN7/2 - Noise Pollution
EN7/5 EN7/5 - Waste Water Management
CF1/1 CF1/1 - Location of New Community Facilities
CF3 CF3 - Social Services
CF3/1 CF3/1 - Residential Care Homes and Nursing Homes
H4/2 H4/2 - Special Needs Housing
HT5/1 HT5/1 - Access For Those with Special Needs
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict
HT2/4 HT2/4 - Car Parking and New Development
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 31/01/2022