

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

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On Behalf Of:

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PART 1 - Particulars of Application

Application Number: 73515

Date of Registration: 06/08/2026

Proposal:

Application for Permission in Principle for the construction of up to 9 detached dwellings with associated residential curtilages and parking arrangements

Location:

Land at Oak Avenue, Ramsbottom

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 Permission in Principle development of up to nine dwellings would result in the loss of an area of amenity green space and protected recreational land that serves the surrounding community and provides important recreational, visual amenity, health and wellbeing benefits. The applicant has not demonstrated that the land is surplus to requirements, and no equivalent or better replacement open space has been secured. The proposed enhancements referred to in the supporting information fall outside the application site and would not provide an equivalent replacement. The proposal would therefore result in the unjustified loss of protected open space and recreational land. The proposal is therefore contrary to Policy HC7 (Development affecting existing recreational land and facilities) of the National Planning Policy Framework (2026), Policies JP-G6 (Urban Green Space) and JP-P7 (Sport and Recreation) of the Places for Everyone Joint Development Plan (2024), saved Policy RT1/1 of the Bury Unitary Development Plan and, as an advanced emerging material consideration, Policy LP-OS1 (Protected Open Space, Sport and Recreation) of the Publication Bury Local Plan (2026).
- 2 The application site forms part of an identified green infrastructure network and contributes to its continuity, function and environmental value. The proposed development would result in the loss of part of this network and would fail to protect or maintain its contribution to biodiversity, recreation, visual amenity and wellbeing.

The proposal would therefore harm the Borough's green infrastructure network. The proposal is therefore contrary to Policy JP-G2 (Green Infrastructure Network) of the Places for Everyone Joint Development Plan (2024) and Policy LP-GI1 (Green Infrastructure) of the Publication Bury Local Plan (2026). The proposal is also contrary to the objectives of Policy S4 (Principle of Development within Settlements) of the National Planning Policy Framework (2026), as the adverse impacts of the development would significantly and demonstrably outweigh its benefits.

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 requirements within the National Planning Policy Framework.

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

RT1/1	RT1/1 - Protection of Recreation Provision in the Urban Area
RT2/1	RT2/1 - Provision of New Recreation Sites
JP-G2	Green Infrastructure Network
JP-G6	Urban Green Space
JP-P7	Sport and Recreation
NPPF	National Planning Policy Framework
EBLP	Emerging Bury Local Plan

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: 10/09/2026