

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Rakesh Mistry
m83 Associates Ltd
187 Water Street
Manchester
M3 4JD

On Behalf Of:

Mr Richard Crolla
74B Water Street
Radcliffe
Manchester
M26 4DF

PART 1 - Particulars of Application

Application Number: 72346

Date of Registration: 18/11/2025

Proposal:

Conversion of first floor to 1no. self-contained apartment and first floor rear extension

Location:

74b Water Street, Radcliffe, Manchester,
M26 4DF

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 proposal would result in the creation of sub-standard pedestrian access arrangements to the self-contained apartment from the unadopted and unlit rear access where parked vehicles and refuse bins obstruct the primary route for pedestrians accessing the proposed apartment, to the detriment of pedestrian and personal safety and fails to achieve well-designed development, contrary to Policies H5/1: Area Improvement, H2/1: The Form of New Residential Development, H2/2 The Layout of New Development, EN1/2: Townscape and Built Design and EN1/5 - Crime Prevention of the Bury Unitary Development Plan, Policies JP-C5: Streets for All of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 2 The proposed bin storage facilities, refuse collection access arrangements and cycle parking access and egress arrangements are sub-standard as parked vehicles and other communal refuse bins obstruct the access route to the rear of the property, which would not meet the requirements of Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'. The proposal therefore fails to be well-designed development contrary to the requirements of Policies H5/1: Area Improvement, H2/1: The Form of New Residential Development, H2/2 The Layout of New Development, and EN1/2: Townscape and Built Design of the Bury Unitary Development Plan , policies JP-C5: Streets for All and JP-C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The proposed extension, by reason of its excessive height, scale, massing and projection, would have a detrimental impact on the first floor window on the rear of no. 74A Water Street by reason of its significant overbearing impact, the sense of enclosure caused and loss of outlook. It is therefore contrary to Policies H5/1: Area Improvement, H2/1: The Form of New Residential Development, H2/2 The Layout of New Development, and EN1/2: Townscape and Built Design of the Bury Unitary Development Plan and the National Planning Policy Framework.
- 4 The application and submitted plans and supporting statements contain insufficient information to enable the local planning authority to assess whether the proposal would maximise reductions in carbon emissions, as required by Policy JP-S2 - Carbon and Energy of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 5 The application and submitted plans and supporting statements contain insufficient information to demonstrate that the proposal would provide high quality digital infrastructure to future occupiers of the proposed development, as required by Policies JP-C1: 'An Integrated Network' and JP-C2: 'Digital Connectivity' of the Places for Everyone Joint Development Plan.

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:

S1/4	S1/4 - Local Shopping Centres
EN1/2	EN1/2 - Townscape and Built Design
EN1/5	EN1/5 - Crime Prevention
H1/2	H1/2 - Further Housing Development
H2/2	H2/2 - The Layout of New Residential Development
H5/1	H5/1 - Area Improvement
H5/1	H5/1 - Area Improvement
JP-C1	Our Integrated Network
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
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
NPPG	National Planning Policy Guide

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:

The following drawings were received on the 10 February 2026:

Drawing no. 002-SI-XX-00-DR-I-P1: Location Plan

Drawing no. 002-SI-XX-00-DR-I-P2: Existing and Proposed Site Plan

Drawing no. 002-SI-XX-00-DR-I-P3: Existing and Proposed Ground Floor Plans

Drawing no. 002-SI-XX-00-DR-I-P4: Existing and Proposed First Floor Plan

Drawing no. 002-SI-XX-00-DR-I-P5: Existing and Proposed Front Elevation

Drawing no. 002-SI-XX-00-DR-I-P7: Existing and Proposed Rear Elevation

Drawing no. 002-SI-XX-00-DR-I-P6: Existing and Proposed Side 1 Elevation

Drawing no. 002-SI-XX-00-DR-I-P8: Existing and Proposed Side 2 Elevation

Drawing no. 002-SI-XX-00-DR-I-P9: Proposed Bin Store

Drawing no. 002-SI-XX-00-DR-I-P10: Bike Store

Drawing no. 002-SI-XX-00-DR-I-P11: Existing and Proposed 3D Views

NOTES TO APPLICANT

Not Applicable

Signed:



3 of 3

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On behalf of the Council

Date of Decision: 06/03/2026