

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
Hartley Planning & Development Associates
Ltd
Swallow Barn, Lower Chapel Hill
Hurst Lane
Rawtenstall
Rossendale
BB4 8TB

On Behalf Of:

Mr & Mrs J & C Brown
C/O Higher Golinwood Farm
Manchester Road
Walmersley
Bury
BL9 5NB

PART 1 - Particulars of Application

Application Number: 71451

Date of Registration: 22/05/2025

Proposal:

Installation of a slurry lagoon

Location:

Sheep Hey Farm, Leaches Road,
Shuttleworth, Ramsbottom, Bury, BL0 0EC

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 application, submitted plans and supporting information contain insufficient and conflicting information in relation to the need for the proposed slurry pond, siting of the proposed slurry pond, levels, fencing and the impermeable UV-stabilised plastic floating cover to enable them to be adequately assessed in relation to visual amenity, impact on the Green Belt and landscape character. The proposed development would therefore be contrary to Development Plan Policies: OL4/5 - Agricultural Development, OL1/2 - New Buildings in the Green Belt, EN1/2 - Townscape and Built Design, JP-G9: The Green Belt, JP-G1: Landscape Character and JP-P1: Sustainable Places.
- 2 The application contains insufficient information to assess impacts of odour and other bi-products on the amenity of nearby residential properties and commercial businesses. The proposed development would therefore be contrary to Policies: OL4/5 - Agricultural Development
EN1/2 - Townscape and Built Design
JP-S5 - Clean Air
JP-S1 - Sustainable Places
- 3 The application and submitted plans contain insufficient information in order to

adequately assess the potential impact of the proposed additional vehicle movements on the adjacent public right of way network namely 110RAM, 109RAM, 108RAM which make up the access to the site.

The proposed development therefore conflicts with Development Plan Policies:

JP-C5: Streets for All

JP-C6: Walking and Cycling

JP-C8: Transport Requirements of New Development

RT3/3 - Access to the Countryside

RT3/4 - Recreational Routes

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
EN7/3 EN7/3 - Water Pollution
EN7/4 EN7/4 - Groundwater Protection
OL4/5 OL4/5 - Agricultural Development
OL5/2 OL5/2 - Development in River Valleys
EN7/2 EN7/2 - Noise Pollution
GMMW GMMWP - Greater Manchester Minerals and Waste Plan
P
JP-G1 Landscape Character
JP-G9 The Green Belt
JP-P1 Sustainable Places
JP-C8 Transport Requirements of New Development
JP-S4 Flood Risk and the Water Environment
JP-S5 Clean Air

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:

General Location Plan ref: JB 150425.A.2

Location Plan ref: CB.221024.A

Topographical - existing and proposed site and section plan JB-18-10-24-A

Plan to show Farm Units

Odour Assessment by Royal HaskoningDHV ref PC7429-RHD-XX-XX-ME-EV-0002 revision 2

Construction and Traffic Management and Operations Plan ref CB/19/03/25.E

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 17/07/2025