

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Chris Wilkinson
CD Wilkinson Plans
5 Highmeadow
Outwood
Radcliffe
Manchester
M26 1YN

On Behalf Of:

Mr Chris Howard
Underhill Redisher Lane
Ramsbottom
Bury
BL8 4HX

PART 1 - Particulars of Application

Application Number: 72784

Date of Registration: 09/04/2026

Proposal:

Erection of 1 no. dwelling

Location:

Underhill, Redisher Lane, Ramsbottom, Bury,
BL8 4HX

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 development would, by reason of its scale, design, massing and siting, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area, that fails to achieve a high quality design and layout that adequately reflects the local character and vernacular of this semi-rural transitional location. The scheme is thus considered detrimental to the visual amenities of the area, contrary to Policy JP-C1: Landscape Character of the Places for Everyone Joint Development Plan, Policies EN1/2: Townscape and Built Design and Policy H2/2: The Layout of New Residential Development of Bury Unitary Development Plan and the National Planning Policy Framework.
- 2 The proposal would result in the intensification of use of the existing single dwelling gated access onto a classified road at a hazardous position on the local highway network, which would result in a substandard and unsafe access for two dwellings that is likely to lead to conflicts on the A676 Bolton Road in close proximity to the transition in speed limits and junction with Redisher Lane, to the detriment of highway safety and the free flow of traffic on the adjacent classified road. The proposal is therefore contrary to Policy H2/2: The Layout of New Residential Development of Bury Unitary Development Plan, policies JP-C5: Streets for All and 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 internal vehicular and pedestrian access arrangements are substandard and are likely to lead to conflicts at the interface with the adopted highway between vehicles generated by the proposed development and pedestrians, and vehicles associated with the existing dwelling, to the detriment of road and pedestrian safety and the free flow of traffic on the adjacent classified road. The proposal is therefore contrary to Policy H2/2: The Layout of New Residential Development of Bury Unitary Development Plan, policies JP-C5: Streets for All and C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 4 The proposal does not provide suitable accommodation for vehicles to enter and leave the site in a forward gear and therefore is detrimental to road safety and maintaining the free flow of traffic. The proposal is therefore contrary to Policy H2/2: The Layout of New Residential Development of Bury Unitary Development Plan, policies JP-C5: Streets for All and C8: Transport Requirements of New Development of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.
- 5 The application contains insufficient information relating to either the Air Source Heat Pump or Solar Panels referred to within the submitted Energy Statement. The application and submitted plans contain insufficient information to enable them to be properly assessed. The proposal could therefore cause harm to the amenity of existing neighbours and future occupiers of the proposed development and could cause further harm to visual amenity. The proposal therefore conflicts with Policies H2/1: The Form of New Residential Dwellings, H2/2: The Layout of New Residential Development and Policy EN7/2: Noise Pollution of the Bury Unitary Development Plan, Policy JP-S2 - Carbon and Energy and the National Planning Policy Framework.

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:

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
EN1/7	EN1/7 - Throughroutes and Gateways
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
OL1/2	OL1/2 - New Buildings in the Green Belt
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
JP-S2	Carbon and Energy
JP-S3	Heat and Energy Networks
JP-S4	Flood Risk and the Water Environment

JP-S5	Clean Air
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-P1	Sustainable Places
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C4	Strategic Road Network
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
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:

3111_BUR_03_Planning_Rev_A - Proposed Site Plan; and

3111_BUR_01_Planning - Proposed Plans and Elevations

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "for haw", written in a cursive style.

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On behalf of the Council

Date of Decision: 04/06/2026