

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Benjamin Maguire
BM Architectural Designs
Apartment 8
224 Great Clowes Street
Salford
M7 2ZS

On Behalf Of:

Mr Noah Fletcher
Cassel & Fletcher Property Management Ltd
Small building to rear of 126 Water Street
Radcliffe
Manchester
M26 4BE

PART 1 - Particulars of Application

Application Number: 69795

Date of Registration: 01/09/2023

Proposal:

Conversion of existing vacant workshop to 1
no. dwelling

Location:

Rear of 120 Water Street, Radcliffe,
Manchester, M26 4BE

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 and submitted plans contain insufficient information to enable them to be properly assessed relating to the structural integrity of the building and capability of the building to be converted for residential living purposes and thereon insufficient information to demonstrate that there would not be harm caused to a protected species. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and EN6/3 - Features of Ecological Value and the principles of the NPPF.
- 2 The size of the site is inadequate to accommodate the development proposed in terms of providing an acceptable size of accommodation to comply with Technical housing standards - nationally described space standards and satisfying reasonable requirements to provide amenity space about the dwelling. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/1, H2/2 and the principles of the NPPF.
- 3 The application and submitted plans contain insufficient information to ensure that adequate surface water drainage and bin storage arrangements can be provided without adversely impacting the adjacent highways. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and H2/2 - The Layout of New Residential Development and EN7/5 - Waste Water Management.

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

NPPF	National Planning Policy Framework
H5/1	H5/1 - Area Improvement
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
HT2/4	HT2/4 - Car Parking and New Development
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
EN7/5	EN7/5 - Waste Water Management
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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:

Existing plans BM/0323/WATER/PL1; Proposed plans BM/0323/WATER/PL2

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 18/10/2023