

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Paul Reid
Reid Design Limited
26 Raven Road
Timperley
Altrincham
WA15 6AP

On Behalf Of:

Mrs Farzana Hamid
Platinum Hub Ltd
100 Spring Lane
Radcliffe
Manchester
M26 2QX

PART 1 - Particulars of Application

Application Number: 70770

Date of Registration: 04/06/2024

Proposal:

Creation of an additional shop Class E (a) to rear of the existing shop Class (E), including alteration of existing window on side elevation to form new shop front

Location:

100 Spring Lane, Radcliffe, Manchester, M26 2QX

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 submission is not supported by a sequential test or statement, which is a requirement given that the site does not fall within a defined town centre. Therefore, the application contains insufficient information to demonstrate that the proposed development would comply with the locational requirements of the NPPF paragraph 91 and UDP Policy S2/1.
- 2 The proposal would result in the intensification of the use of a building with inadequate servicing and no off-street parking facilities, which is highly likely to lead to vehicles parking, servicing and carrying out manoeuvres on the surrounding classified roads and residential streets in hazardous positions on the highway network and where on-street parking facilities are at a premium at all times of day, which would be detrimental to the free flow of traffic and road safety and have a significant impact on existing parking facilities for existing residents, contrary to Bury Unitary Development Plan Policies EN1/2, HT2/4 and HT6/1 and Supplementary Planning Document 11 and Places for Everyone Joint Development Plan Document Policy JP-C5.
- 3 The proposal would result in the intensification of the use of a building with inadequate off-highway bin storage, which is highly likely to lead to the adjacent adopted highways being used for refuse collection purposes and the storage of communal bins, contrary to Bury Unitary Development Plan Policies EN1/2, HT2/4

and HT6/1 and Places for Everyone Joint Development Plan Document Policy JP-C5.

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:

NPPF	National Planning Policy Framework
EC4/1	EC4/1 - Small Businesses
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
HT6/2	HT6/2 - Pedestrian/Vehicular Conflict
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
EN1/5	EN1/5 - Crime Prevention
EN1/8	EN1/8 - Shop Fronts
S2/1	S2/1 - All New Retail Proposals: Assessment Criteria
S2/5	S2/5 - New Local Shopping Provision Outside Recognised Shopping Centres
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-S2	Carbon and Energy

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:

Location Plan (Dwg No. PL-100)
Proposed Waste Management and Parking Plan (Dwg No. PL-106)
Proposed Floor Plans (Dwg No. PL-103 A)
Proposed Elevations (Dwg No. PL-104 A)
Proposed Shop Front Elevation (Dwg No. PL-105 A)

NOTES TO APPLICANT

Not Applicable

Signed:

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

3 of 3

.....
On behalf of the Council

Date of Decision: 26/07/2024