

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Craig Buck
IDC Architecture Ltd
5-11 Eagle Street
Accrington
Lancashire
BB5 1LN

On Behalf Of:

Mrs Mitchell
Sophie, Megan, Jake & Georgia (the Mitchell family)
Wood Mill
Wood Road Lane
Bury
Lancashire
BL9 5QA

PART 1 - Particulars of Application

Application Number: 72825

Date of Registration: 05/03/2026

Proposal:

Conversion of existing dwelling to create 3 no. separate dwellings and erection of 1 no. dwelling

Location:

Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA

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 represents inappropriate development within the Green Belt as is not considered to fall within any of the exemptions outlined within Paragraph 154 of the NPPF. It is not considered that any very special circumstances exist that would clearly outweigh the substantial harm caused to the purposes and openness of the Green Belt and is therefore contrary to Policy OL1 of the UDP and Green Belt Policy outlined within the NPPF, as well as River Valleys Policy OL5/2 of the UDP.
- 2 The application and submitted plans contain insufficient information in relation to Biodiversity Net Gain Requirements to enable them to be properly assessed against Policy JP-G8 of PpE and Paragraph 180 of the NPPF.
- 3 The application contains insufficient information in regards to no Preliminary Ecological Appraisal or Preliminary Roost Assessment to enable the application to be properly assessed against Policy JP-G8 of PpE, UDP EN6/3 or Paragraph 180 of the NPPF.
- 4 The application and submitted plans contain insufficient information in order to confirm whether adequate mitigation measures required to overcome the site's emergency access deficiencies from a fire safety perspective have been considered

by the applicant in view of the site's remote location from the adopted highway network and excessive cul-de-sac length effectively involved, contrary to Policy JP-C5 of PfE.

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
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
EN8/2	EN8/2 - Woodland and Tree Planting
OL1/4	OL1/4 - Conversion and Re-use of Buildings in the Green Belt
OL5/2	OL5/2 - Development in River Valleys
HT2/4	HT2/4 - Car Parking and New Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G7	Trees and Woodland
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-G8	A Net Enhancement of Biodiversity and Geodiversity

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:

Proposed Site Plan - Dwelling D Location, drawing number 21053 - 613 - A, dated July 2025
Proposed Site Plan (1:200), drawing number 21053 - 612, dated December 2025
Proposed Site Plan (1:500), drawing number 21053 - 611, dated December 2025
Proposed Floor Plans - Original House, drawing number 21053 - 614, dated December 2025
Proposed Elevations - Original House, drawing number 21053 - 615, dated December 2025
Proposed Plans - Dwelling D, drawing number 21053-616-B, dated December 2025
Proposed Elevations - Dwelling D, drawing number 21053-617-B, dated December 2025
Location Plan, drawing number 21053 - 600, dated December 2025
Existing Site Plan/TOPO-Dwelling D Location, drawing number 21053 - 603, dated July 2025

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: 27/05/2026