

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Jason Jones

On Behalf Of:
Mr Anthony Cheetham
301 Bolton Road
Bury
BL8 2NZ

PART 1 - Particulars of Application

Application Number: 71123

Date of Registration: 30/08/2024

Proposal:
Dropped kerb

Location:
301 Bolton Road, Bury, BL8 2NZ

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 proposal would result in the creation of an additional and unnecessary access onto the busy A58 Bolton Road at a hazardous point on the highway network in close proximity to a petrol filling station egress, the junction with White Street and controlled pedestrian crossing facility, to a property that was constructed with, and could still be safely accessed from, the unadopted back street to the rear that serves the existing garage. This and the lack of adequate turning facilities at the front of the property within the curtilage of the site required to enable vehicles to enter and leave in a forward gear, is highly likely to lead to unacceptable conflicts on the adjacent classified road, which would therefore be detrimental to highway safety and maintaining the free flow of traffic on the Key Route Network. The proposal is therefore unacceptable and conflicts with UDP Policies H2/3, HT2 and SPD6 relating to alterations and extensions and Highway safety.

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:

H2/3 H2/3 - Extensions and Alterations

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

HT2 HT2 - Highway Network

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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', is written over a dotted line.

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On behalf of the Council

Date of Decision: 25/10/2024