

# Planning appeal for planning application 69244

Submitted to the Planning Inspectorate on 29 March 2023

## Before you start

|                           |               |
|---------------------------|---------------|
| Local planning department | Bury          |
| Planning application type | Full planning |
| Planning decision         | Refused       |
| Decision date             | 09 March 2023 |

## Your contact details

|                                                 |                                                                              |
|-------------------------------------------------|------------------------------------------------------------------------------|
| Was the planning application made in your name? | No, I'm acting on behalf of the appellant                                    |
| Appeal made on behalf of                        | MR NOAH FLETCHER<br>CASSEL AND FLETCHER PROPERTY MANAGEMENT LTD              |
| Your contact details                            | BENJAMIN MAGUIRE<br>BM ARCHITECTURAL DESIGNS<br>benjamin.maguire10@gmail.com |

## The appeal site

|                                                     |                                                                              |
|-----------------------------------------------------|------------------------------------------------------------------------------|
| Appeal site address                                 | AULDBANK HOUSE<br>424 BURY NEW ROAD<br>BURY<br>GREATER MANCHESTER<br>M25 1PR |
| Do you own the land involved in the appeal?         | You own all the land involved in the appeal                                  |
| Is the appeal site part of an agricultural holding? | No                                                                           |

|                                   |     |
|-----------------------------------|-----|
| <b>Visible from a public road</b> | Yes |
| <b>Health and safety issues</b>   | No  |

## Deciding your appeal

|                                                       |                        |
|-------------------------------------------------------|------------------------|
| <b>How would you prefer us to decide your appeal?</b> | Written Representation |
|-------------------------------------------------------|------------------------|

## Your planning application

|                                                                                                                 |                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning application form</b>                                                                                | 424 BURY OLD ROAD PLANNNG FORM.pdf                                                                                                                                                                                                                                                                                          |
| <b>Did you submit a separate ownership certificate and agricultural land declaration with your application?</b> | No                                                                                                                                                                                                                                                                                                                          |
| <b>Planning application number</b>                                                                              | 69244                                                                                                                                                                                                                                                                                                                       |
| <b>Is the description of development on your application form still correct?</b>                                | Yes                                                                                                                                                                                                                                                                                                                         |
| <b>Plans, drawings and supporting documents</b>                                                                 | AULDBANK HOUSE 424 BURY OLD ROAD PRESTWICH PL5.pdf<br>AULDBANK HOUSE 424 BURY OLD ROAD PRESTWICH PL1.pdf<br>AULDBANK HOUSE 424 BURY OLD ROAD PRESTWICH PL3.pdf<br>AULDBANK HOUSE 424 BURY OLD ROAD PRESTWICH PL2.pdf<br>AULDBANK HOUSE 424 BURY OLD ROAD PRESTWICH PL4.pdf<br>424 BURY OLD ROAD PRESTWICH LOCATION PLAN.pdf |
| <b>Design and access</b>                                                                                        | No                                                                                                                                                                                                                                                                                                                          |

**statement submitted  
with application**

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**Decision letter**                      DECISION LETTER.pdf

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## **Your appeal**

**Appeal statement**                      PLANNING APPEAL STATEMENT FOR AULDBANK HOUSE  
424 BURY OLD ROAD PRESTWICH.pdf

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**Any plans or drawings  
to support your appeal**                      No

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**Do you plan to submit a  
planning obligation to  
support your appeal?**                      No

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**Any documents to  
support your appeal**                      No

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