

NOTICE OF PRIOR APPROVAL DETERMINATION

Town and Country Planning Act 1990

To:

Mr Stuart Alderson
Paddock Leach Barn
Ainsworth
Bolton
BL2 5PX

PART 1 - Particulars of Application

Application Number: 70163

Date of Registration: 11/10/2023

Proposal:

Prior approval for proposed agricultural building

Location:

Land south of former Ainsworth Nursing Home, Ainsworth, Radcliffe, Bolton, BL2 5PX

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby determine that the prior approval of the local planning authority is **REQUIRED** for the development set out in Part 1 of this decision notice.

Bury Metropolitan Borough Council hereby **REFUSE** approval for the development proposed in the above-mentioned application for the following reason(s)

- 1 The proposed development by virtue of its siting, design and appearance would result in a large and imposing building within close proximity to residential properties to the north and therefore significantly harm the residential and visual amenity of the adjacent dwellings, with potential unacceptable noise and disturbance from activities undertaken within and around the agricultural building. The proposed development is therefore considered contrary to Bury Unitary Development Plan Policies EN9/1 - Special Landscape Areas, OL1/2 - New Buildings in the Green Belt, OL4/5 - Agricultural Development, OL7/2 - West Pennine Moors. and SPD8 and the principles of the NPPF.

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

NPPF	National Planning Policy Framework
EN1/1	EN1/1 - Visual Amenity
EN1/2	EN1/2 - Townscape and Built Design
EN9/1	EN9/1 - Special Landscape Areas
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL4/5	OL4/5 - Agricultural Development
OL5/2	OL5/2 - Development in River Valleys
OL7/2	OL7/2 - West Pennine Moors
SPD8	Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt

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:

Revised plans received 10/11/2023

NOTES TO APPLICANT

Not Applicable

Signed:

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

2 of 2

.....
On behalf of the Council

Date of Decision: 04/12/2023