

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Miss Claire Parker
Cassidy + Ashton Group Ltd
7 East Cliff
Preston
PR1 3JE

On Behalf Of:

n/a
Sun Bright Property Limited
Unit 1
Albert Mill
Oldfield Road
Salford
M5 4GT

PART 1 - Particulars of Application

Application Number: 72285

Date of Registration: 09/09/2025

Proposal:

Residential development - 7 no. dwellings including associated access road, parking, private amenity space, boundary treatments and landscaping

Location:

Land to south of Mount Pleasant, Prestwich, Manchester, M25 2SD

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 is considered not to comprise an infill site as it is not surrounded by development, not a gap in an unbroken or otherwise built-up frontage, and not within the confines of existing development. As such, the proposed development would be contrary to the principles of para 154 of the NPPF.
- 2 The proposed development site contributes strongly to Green Belt purpose (a) (unrestricted sprawl of large built-up areas) and purpose b (prevent neighbouring towns merging into one another). Therefore, the proposed development would fail the tests set out in Paragraph 155 a) of the NPPF in relation to Grey Belt Land.
- 3 The proposed development for 7 No dwellings on the developable area of the site of circa 0.24 hectares would not make optimal use of the potential of the site. Therefore, the proposed development would conflict with Policy JP-H4 of the Places for Everyone Joint Development Plan and Chapter 11, particularly paragraph 130 of the National Planning Policy Framework.
- 4 The proposed development would be located in a wholly unsustainable location. The proposed development would therefore fail the tests set out in Paragraph 155 (c) of the NPPF in relation to Grey Belt Land and be contrary to PfE Policy JP-C1 - An Integrated Network.

- 5 The proposed development, by virtue of the poor layout of the site and design of the proposed dwellings would result in an incoherent and illegible development which would also appear disconnected and unrelated to the character of Simister village and the Landscape Character Area. The proposed development would therefore be contrary to policies H2/1, JP-G1 and the principles of the NPPF.
- 6 The proposed development would result in an intensification of the use of the surrounding roads which are inadequate in terms of width and alignment. The proposed development would therefore conflict with policies H2/2, JP-C5 and JP-C8.
- 7 The proposal would result in the creation of sub-standard pedestrian and vehicular access arrangements onto Mount Pleasant, which would be detrimental to the free flow of traffic and road and pedestrian safety. The proposed development would therefore be contrary to policies H2/2, JP-C5 and JP-C8.
- 8 The proposal would result in the creation of sub-standard arrangements at the interface with the adopted highway on Mount Pleasant, would not maintain the integrity of the adopted highway, which would be detrimental to the free flow of traffic and road safety. The proposed development would therefore be contrary to Policies H2/2, JP-C5 and JP-C8.
- 9 The proposed servicing provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. The development would therefore be contrary to Policies H2/2 and JP-C8.
- 10 The proposal does not provide suitable accommodation for vehicles to enter and leave the site in a forward gear, and therefore is detrimental to road safety and maintaining the free flow of traffic. The proposed development would therefore be contrary to Policies H2/2, JP-C5 and JP-C8. ,
- 11 The proposal does not meet the requirements of Greater Manchester Fire and Rescue Service for access and water provision, which would pose an unacceptable risk in terms of fire safety and be detrimental to the safety of the future occupiers of the dwellings proposed. The proposed development would therefore be contrary to Policy JP-C8.

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

NPPF	National Planning Policy Framework
H1/2	H1/2 - Further Housing Development
H2/2	H2/2 - The Layout of New Residential Development
H2/1	H2/1 - The Form of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
HT2/4	HT2/4 - Car Parking and New Development
OL1/2	OL1/2 - New Buildings in the Green Belt
MW1/1	MW1/1 - Areas of Search
GMMW	GMMWP - Greater Manchester Minerals and Waste Plan
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JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character

JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-G9 The Green Belt
JP-H1 Scale of New Housing Development
JP-H3 Type, Size and Design of New Housing
JP-H4 Density of New Housing
JP-P1 Sustainable Places
JP-S1 Sustainable Development
JP-S2 Carbon and Energy
JP-S4 Flood Risk and the Water Environment
JP-S5 Clean Air
JP-C1 Our Integrated Network
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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 MPH-CAA-ZZ-ZZ-D-A-1001 P2
Existing site plan MPH-CAA-ZZ-ZZ-D-A-1002 P2
Proposed site plan MPH-CAA-ZZ-ZZ-D-A-1003 P2
Proposed site sections and streetscene elevations MPH-CAA-ZZ-D-A-1004 P3
Proposed elevations MPH-CAA-V2-ZZ-D-A-2002 P3
Proposed plans MPH-CAA-V1-ZZ-D-A-2001 P3
Proposed plans MPH-CAA-V2-ZZ-D-A-2001 P3
Proposed visuals MPH-CAA-ZZ-ZZ-D-A-1005 P3
Proposed elevations MPH-CAA-V1-ZZ-D-A-2002 P3
Landscape proposal 7669.01

NOTES TO APPLICANT

- . Development Low Risk Area - Standing Advice
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.
Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Signed:



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On behalf of the Council

Date of Decision: 03/11/2025