

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Mr Steven Hartley
Swallow Barn
Lower Chapel Hill
Hurst Lane
Rawtenstall
BB4 8TB

On Behalf Of:
Mr Khan
c/o agent

PART 1 - Particulars of Application

Application Number: 70202

Date of Registration: 14/11/2023

Proposal:

Change of use of part of car showroom (Sui Generis) to retail (Class E(a)) and office (Class E(g)(i)), single storey extension and external alterations

Location:

Performance House, Heywood Street, Bury, BL9 7DZ

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 application and submitted plans contain insufficient detailed information to enable a proper assessment of the parking, servicing and access impacts of the proposal and existing adjacent use. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/2, HT2/4, HT6/1 and HT6/2.

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

EC4/1 EC4/1 - Small Businesses
EC5/1 EC5/1 - Office Development in Bury Town Centre
EC6/1 EC6/1 - New Business, Industrial and Commercial Development
EN1/2 EN1/2 - Townscape and Built Design
EN7/2 EN7/2 - Noise Pollution
HT2/4 HT2/4 - Car Parking and New Development
HT6/1 HT6/1 - Pedestrian and Cyclist Movement
S2/6 S2/6 - Food and Drink
TC2/2 TC2/2 - Mixed Use Development
TC3 TC3 - Bury Town Centre
Area Area BY10 - Rochdale Road/Lord Street/York Street
BY10
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

NPPF National Planning Policy Framework
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict

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 (Dwg No.) dated 26/10/2023
Proposed Floor Plan and Elevations dated 08/11/2023

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

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On behalf of the Council

Date of Decision: 09/01/2024