

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr David Morse
Baltic PDC
Queen's Dock Business Centre
69 Norfolk Street
Liverpool
L1 0BG

On Behalf Of:

Mr A Juneja
TS Ringley Road Ltd
10 Crown Passages
Hale
Altrincham
Cheshire
WA15 9GN

PART 1 - Particulars of Application

Application Number: 70922

Date of Registration: 05/03/2025

Proposal:

Demolition of existing dwelling and erection of 6 no. detached dwellings with associated access and landscaping

Location:

70 Ringley Road West, Radcliffe,
Manchester, M26 1DN

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 would, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan and Section 12 of the National Planning Policy Framework:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
- 2 The proposed development would be seriously detrimental to the residential amenities currently enjoyed by the occupier(s) of the proposed development, by reason of its size and position. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
- 3 The proposed development would be seriously detrimental to the residential amenities currently enjoyed by the occupier(s) of the adjoining dwelling house (No. 5 Oakley Close), by reason of its size and position. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development

- 4 The design of the proposed bin collection point is neither appropriate to, nor sympathetic with the area and would be detrimental to the visual amenity of the area. The proposed development therefore conflicts with the following policy(ies) of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
- 5 The application and submitted plans contain insufficient information in relation to biodiversity net gain to enable the impact upon the biodiversity on site to be properly assessed. Therefore, the proposed development would conflict with Policy EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and Policy JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan and Schedule 7A of the Town and Country Planning Act.
- 6 The proposed access arrangements are substandard and are highly likely to lead to unacceptable conflicts on the A667 Ringley Road West in close proximity to the Oakley Close junction, to the detriment of the free flow of traffic and road safety. The proposed development therefore conflicts with the following policies of the Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/2 - The Layout of New Residential Development
Policy JP-C5 - Streets for All
Policy JP-C6 - Walking and Cycling
Policy JP-C8 - Transport Requirements of New Development
- 7 The proposed parking and turning facilities are substandard, and are highly likely to lead to unacceptable conflicts on the adopted highway and within the proposed development, to the detriment of the free flow of traffic and road safety. The proposed development therefore conflicts with the following policies of the Development Plan:
EN1/2 - Townscape and Built Design
H2/2 - The Layout of New Residential Development
HT2/4 - Car Parking and New Development
JP-C5 - Streets for All
JP-C6 - Walking and Cycling
JP-C8 - Transport Requirements of New Development
Supplementary Planning Document 11 - Parking Standards in Bury
- 8 The proposed bin storage/refuse collection arrangements shown on the adopted highway would result in an unacceptable obstruction of the adopted footway on Ringley Road West and would restrict visibility to substandard levels at the junction of the proposed site access, to the detriment of pedestrian and road safety. The proposed development therefore conflicts with the following policies of the Development Plan:
EN1/2 - Townscape and Built Design
H2/2 - The Layout of New Residential Development
JP-C5 - Streets for All
JP-C6 - Walking and Cycling.
JP-C8 - Transport Requirements of New Development
- 9 The application and submitted plans contain insufficient topographical survey based

information to properly assess the physical impact the proposed development and its access and parking facilities will have on the adjacent adopted highway. The proposed development therefore conflicts with the following policies of the Development Plan:

EN1/2 - Townscape and Built Design

H2/2 The Layout of New Residential Development

HT2/4 - Car Parking and New Development

JP-C5 - Streets for All

JP-C6 - Walking and Cycling.

JP-C8 - Transport Requirements of New Development

Supplementary Planning Document 11 - Parking Standards in Bury.

- 10 The application and submitted plans and supporting statements contain insufficient information to enable the local planning authority to assess whether the proposal would maximise reductions in carbon emissions, as required by Policy JP-S2 - Carbon and Energy of the Places for Everyone Joint Development Plan.
- 11 The application and submitted plans and supporting statements contain insufficient information to demonstrate that the proposal would comprise high quality digital infrastructure, as required by Policy JP-C2 - Digital Connectivity of the Places for Everyone Joint Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority offered solutions to the applicant in order to make the development acceptable. The applicant was however unwilling to amend the plans. Without these amendments the development would not improve the economic, social and environmental conditions of the area and therefore does not comprise sustainable development. 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:

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|-------|---|
| H1/2 | H1/2 - Further Housing Development |
| H2/1 | H2/1 - The Form of New Residential Development |
| H2/2 | H2/2 - The Layout of New Residential Development |
| H2/6 | H2/6 - Garden and Backland Development |
| EN1/2 | EN1/2 - Townscape and Built Design |
| EN1/7 | EN1/7 - Throughroutes and Gateways |
| EN6/3 | EN6/3 - Features of Ecological Value |
| EN7/5 | EN7/5 - Waste Water Management |
| HT2/4 | HT2/4 - Car Parking and New Development |
| HT5/1 | HT5/1 - Access For Those with Special Needs |
| SPD6 | Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. |
| SPD11 | Development Control Policy Guidance Note 11 - Parking Standards in Bury |
| JP-S2 | Carbon and Energy |
| JP-S5 | Clean Air |
| JP-H2 | Affordability of New Housing |
| JP-H3 | Type, Size and Design of New Housing |
| JP-H4 | Density of New Housing |
| JP-G7 | Trees and Woodland |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity |
| JP-P1 | Sustainable Places |

JP-C2 Digital Connectivity
JP-C5 Streets For All
JP-C6 Walking and Cycling
JP-C8 Transport Requirements of New Development
NPPF National Planning Policy Framework

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:

0000-RA-XX-XX-DR-A-0000
0000-RA-XX-XX-DR-A-0100
0000-RA-XX-XX-DR-A-0110
0000-RA-XX-XX-DR-A-0110A
0000-RA-XX-XX-DR-A-0111
0000-RA-XX-XX-DR-A-0112
240502-001 A
J240502-002

NOTES TO APPLICANT

Not Applicable

Signed:



4 of 4

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On behalf of the Council

Date of Decision: 30/04/2025