

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Clarke
JMC licensing
540 Antrim Road
Belfast
BT15 5GJ

On Behalf Of:

Mr Celik
Lara Restaurant Ltd (13532575)
6a Thatch Leach Lane
Whitefield
Manchester
M45 6AX

PART 1 - Particulars of Application

Application Number: 68353

Date of Registration: 16/05/2022

Proposal:

Construction of a glass canopy including retractable fabric roof covering to southern and western side of building to provide additional seating to the restaurant; Installation of extraction flue (retrospective).

Location:

6-8 Thatch Leach Lane, Whitefield, Manchester, M45 6BE

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 impacts on visual amenity and the street scene, neighbouring amenity and parking, servicing and highway safety. The proposed development would therefore be contrary to Bury Unitary Development Plan Policies EN1/2, EN7/1, EN7/2 and HT6/1.

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

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. 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:

EN1/2 EN1/2 - Townscape and Built Design

EN7/1 EN7/1 - Atmospheric Pollution
EN7/2 EN7/2 - Noise Pollution
HT6/1 HT6/1 - Pedestrian and Cyclist Movement

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. TQRQM22103180942029) dated 20/04/2022

Proposed Site Plan dated 16/05/2022

Proposed elevations with advertisements (Dwg no: PEA M45 6BE 01)

Proposed Floor Plan dated 07/06/2022

Proposed Pillar Detail (Dwg No. SD1-M45 6BE - 01)

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 16/02/2024