

NOTICE OF PRIOR APPROVAL DETERMINATION

Town and Country Planning Act 1990

To:

Mr Martin Kiedrowski
DWA Architects (London) Ltd.
Lancaster House
James Nicolson Link
Clifton
York
YO30 4GR

On Behalf Of:

Mr James Renshaw
Scotson Fold Farm
George Street
Radcliffe
Manchester
M26 3SQ

PART 1 - Particulars of Application

Application Number: 70197

Date of Registration: 23/10/2023

Proposal:

Prior approval for proposed agricultural building

Location:

Scotson Fold Farm, Scotson Fold, Radcliffe, Manchester, M26 3SQ

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:-

The applicant has failed to show that the agricultural land in the application is comprised in an agricultural unit of 5(five) hectares or more in area as required by Article 3 Schedule 2 Part 6 Class A - A. of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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
OL1/2	OL1/2 - New Buildings in the Green Belt
OL4/5	OL4/5 - Agricultural Development
OL5/2	OL5/2 - Development in River Valleys
EN2/3	EN2/3 - Listed Buildings
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:

Location plan SW0210 P(00)01; Proposed GA and elevations SW0210

NOTES TO APPLICANT

Not Applicable

Signed:

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

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On behalf of the Council

Date of Decision: 17/11/2023