

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Craig Buck
The Intelligent Design Centre
5-11 Eagle Street
Accrington
BB5 1LN

On Behalf Of:

Mrs Lorraine Mitchell
Westgate 339 Manchester Road
Ramsbottom
Bury
BL9 5NA

PART 1 - Particulars of Application

Application Number: 72978

Date of Registration: 02/04/2026

Proposal:

Creation of new front driveway including formation of vehicular crossing over the pavement

Location:

Westgate, 339 Manchester Road,
Ramsbottom, Bury, BL9 5NA

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 proposal would result in the creation of an unnecessary, additional and sub-standard vehicular access onto a classified road (A56 Manchester Road) to a property that is already safely and adequately served from the existing established shared vehicular access to the south shown to be retained along with the existing parking facilities and garage, which would be detrimental to highway safety and would lead to additional vehicular conflicts at a hazardous location on the adjacent Primary/Class 1 route. This therefore conflicts with that outlined within Policy JP-C5 and JP-C8 of PfE.
- 2 The proposals do not provide adequate facilities within the curtilage of the site to ensure that all vehicles will be able to enter and leave in a forward gear, which would lead to additional vehicular conflicts on the adjacent Primary/Class 1 route and be detrimental to highway safety conflicting with Policies JP-C5 and JP-C8 of PfE as well as SPD 11.
- 3 The application and submitted plans contain insufficient information to ensure that surface water will not be discharged onto the adjacent adopted highway, which would be detrimental to highway safety and would not maintain the integrity of the adopted highway contrary to JP-C5 of PfE.

The following policies of the Bury Unitary Development Plan, National and Regional

Government were considered relevant:

SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
NPPF National Planning Policy Framework
PFE Places for Everyone
OL1 OL1 - 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:

Highway Report, scanned 17/03/2026
Design Statement, scanned 17/03/2026
Proposed Driveway Plan, drawing number 21069 - 20 - A, dated August 2024

NOTES TO APPLICANT

Not Applicable

Signed:



2 of 2

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On behalf of the Council

Date of Decision: 11/05/2026