

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr. Greenhalgh
Quadrant ABS Limited
Quadrantabs Ltd
2 Pen-Y-Dyffryn
Cefn Road
Bwlchgwyn, Wrexham
LL11 5YE

On Behalf Of:

Ms England
Holly Mount RC Primary School
Holly Mount Roman Catholic Primary School
Hollymount Lane
Tottington
Bury
BL8 4HS

PART 1 - Particulars of Application

Application Number: 71995

Date of Registration: 16/06/2025

Proposal:

Construction of a feather edge board timber
paladin waster bin enclosure

Location:

Holly Mount Roman Catholic Primary School,
Hollymount Lane, Tottington, Bury, BL8 4HS

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 bin store would, by reason of its height, 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 and highway safety. The proposed development therefore conflicts with policies EN1/2, JP-P1 and chapter 12 of the NPPF.
- 2 The proposed development, by reason of its location and proximity to residential dwellings and its open top design would be have a detrimental impact on the visual and residential amenities of the adjacent occupiers by reason of its unsightly appearance and smells. The proposed development would therefore be contrary to Policies EN1/2 and JP-P1.

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

NPPF National Planning Policy Framework
EN1/2 EN1/2 - Townscape and Built Design
OL5/2 OL5/2 - Development in River Valleys
JP-G1 Landscape Character
JP-G9 The Green Belt
JP-C8 Transport Requirements of New Development

JP-P5 Education, Skills and Knowledge
GMMW GMMWP - Greater Manchester Minerals and Waste Plan
P

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 1.157 DWG 10 rev B

Proposed new refuse collection store plans and elevations 1.157 DWG 11 rev B

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: 01/08/2025