

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

JC Design
Work.Life Core
Brown Street
Manchester
M2 1DH

On Behalf Of:

K-Outlet
6-9 Park Hill
Bury Old Road
Prestwich
Manchester
M25 0FX

PART 1 - Particulars of Application

Application Number: 68881

Date of Registration: 12/09/2022

Proposal:

Retention of five shipping containers

Location:

6-9 Park Hill, Bury Old Road, Prestwich,
Manchester, M25 0FX

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 by virtue of the height, size, appearance and position of the containers, would be seriously detrimental to the visual amenities of the site and surroundings. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN1/2 Townscape and Built Design and EC4/1 Small Businesses.
- 2 The proposed development would, by reason of its size, siting and appearance would be extremely unsightly and visually overbearing in relation to nearby residents. The proposed development is therefore seriously detrimental to the residential amenities of those residents and conflicts with the following policies of the Bury Unitary Development Plan: EC4/1 Small Businesses.
- 3 The proposed development by virtue of the siting and scale of containers would have an adverse impact on the servicing and parking arrangements and provision and would therefore be contrary to Bury Unitary development Plan Policies EN1/2 - Townscape and Built Design, HT2/4 - car parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.

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

NPPF National Planning Policy Framework

EC4/1 EC4/1 - Small Businesses
EN1/2 EN1/2 - Townscape and Built Design
S1/5 S1/5 - Neighbourhood Centres and Local Shops
HT2/4 HT2/4 - Car Parking and New Development
HT6/2 HT6/2 - Pedestrian/Vehicular Conflict

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:

Existing plans and elevations A1.1

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: 19/12/2022