

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Murshad Ahmed
Edgeplan Limited
7 Charlotte St
Manchester
M1 4DZ

On Behalf Of:

Mr Ugur Kayan
Vino Cicchetti
626 Manchester Road
Bury
BL9 9SU

PART 1 - Particulars of Application

Application Number: 73219

Date of Registration: 19/05/2026

Proposal:

Enclosure of existing front forecourt with
lightweight glazed structure with a retractable
roof

Location:

Vino Cicchetti, 626 Manchester Road, Bury,
BL9 9SU

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 would, by reason of its size, position and design, be a prominent and intrusive feature on the property and within the streetscene and would therefore be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the Joint Development Plan - Places for Everyone policies JP-P1, JP-C5 and the following UDP policy EN1/2 Townscape and Built Design.
- 2 The development would be seriously detrimental to the residential amenities of neighbouring properties by reason of the noise and disturbance associated with the proposed use. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: EN7/2 Noise Pollution and S2/6 Food and Drink.
- 3 The application and submitted plans contain insufficient information with regard to the proposed new structure and its surface water drainage arrangements on the integrity of the adjacent adopted highway or ensure compliance with the provisions of the Highways Act 1980. The proposal also conflicts with The Joint Development Plan - Places for Everyone, policy JP-C5 Streets for All.

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:

S2/6	S2/6 - Food and Drink
EN1/2	EN1/2 - Townscape and Built Design
JP-P1	Sustainable Places
EN7/2	EN7/2 - Noise Pollution
JP-C5	Streets For All

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 and proposed site plans and drawings VC-01 and VC-02.

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 01/07/2026