

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Street
Bury
BL9 0RP

On Behalf Of:

Mr Fatemeh Salahi
76 Neston Road
Bury
BL8 3DB

PART 1 - Particulars of Application

Application Number: 72446

Date of Registration: 24/12/2025

Proposal:

Erection of 1 no. dwelling

Location:

Land adjacent to 27-29 Tarn Drive, Bury, BL9 9QB

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 represents an unacceptable layout of development that would be detrimental to the street scene and future occupants of the dwelling. The proposed development therefore conflicts with policies EN1/2 - Townscape and Built Design, H2/1 -The Form of New Residential Development, H2/2 - The Layout of New Residential Development of the UDP, JP-H3 and JP-H4 of PFE, SPD 6 and SPD 11.
- 2 The application and submitted plans contain insufficient information in regards to a lack of Flood Risk Information and in order to enable them to be properly assessed against Policy JP-S4 of Places for Everyone.
- 3 The application and submitted plans contain insufficient information in regards to Access and Visibility Information to enable them to be properly assessed against Policies H2/1 and EN1/2 of the UDP, JP-C5 and JP-C8 of PFE or SPD11.
- 4 The application and submitted plans contain insufficient information in regards to the lack of a Preliminary Risk Assessment and Desk Survey to enable them to be properly assessed against Paragraphs 187(f), 196 and 1990 of the National Planning Policy Framework (December 2024).

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

Government were considered relevant:

JP-C8 Transport Requirements of New Development
JP-C5 Streets For All
JP-C2 Digital Connectivity
JP-G8 A Net Enhancement of Biodiversity and Geodiversity
JP-H4 Density of New Housing
JP-H3 Type, Size and Design of New Housing
JP-S5 Clean Air
JP-S4 Flood Risk and the Water Environment
JP-S2 Carbon and Energy
SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
HT2/4 HT2/4 - Car Parking and New Development
EN1/2 EN1/2 - Townscape and Built Design
H2/2 H2/2 - The Layout of New Residential Development
H2/1 H2/1 - The Form of New Residential Development
H1/2 H1/2 - Further Housing Development
NPPF National Planning Policy Framework

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:

NOTES TO APPLICANT

Not Applicable

Signed:



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On behalf of the Council

Date of Decision: 30/01/2026