

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:

Mr Ryan Brookes
Manor Architecture Ltd
Booths Hall
Booths Park
Chelford Rd
Knutsford
WA16 8GS

On Behalf Of:

Mr Billy Seddon
Edgefold Homes Ltd
Douglas House
2 Orchard Gardens
Warburton
Lymm
WA13 9EP

PART 1 - Particulars of Application

Application Number: 72516

Date of Registration: 04/11/2025

Proposal:

Variation of condition no. 12 on planning permission 68815 - Outline application for 12 no. dwellings including means of access (all other matters reserved for appearance, layout, scale and landscaping) - to substitute the approved access

Location:

Land adjacent to 62 Springside Road, Bury, BL9 5JQ

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 proposals indicated on the submitted plans to extend the adopted highway limits of Springside Road to serve the proposed development, maintain access to the properties and agricultural uses to the west and provide a replacement, adoptable turning facility do not meet the adoption standards of the Highway Authority. As such, the proposed access arrangements would not satisfactorily serve the proposed development and would not be acceptable for adoption by the Council, which would be detrimental to highway safety, would not maintain the free flow of traffic on the adopted highway and would not maintain the integrity of the adopted highway, in conflict with both the requirements of Condition No. 12 of planning permission 68815 and the S106 Agreement entered into. The proposed development would therefore be contrary to policies H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All, JP-C6 - Walking and Cycling and JP-C8 - Transport Requirements of New Development.

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

NPPF National Planning Policy Framework

H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
EN1/2	EN1/2 - Townscape and Built Design
EN6/3	EN6/3 - Features of Ecological Value
EN7/2	EN7/2 - Noise Pollution
EN7/5	EN7/5 - Waste Water Management
OL2	OL2 - Other Protected Open Land
OL2/1	OL2/1 - Development on Other Protected Open Land
RT3/4	RT3/4 - Recreational Routes
HT2/4	HT2/4 - Car Parking and New Development
SPD1	Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development
SPD6	Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
H4/1	H4/1 - Affordable Housing
RT2/2	RT2/2 - Recreation Provision in New Housing Development
SPD5	Development Control Policy Guidance Note 5: Affordable Housing Provision in New Residential Developments
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-G1	Landscape Character

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:

Access plan J1192-WS-PL104 A

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 19/12/2025