

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**Full Planning Application**

APPLICATION REFERENCE: 25/01018/FUL

Applicant Franstep Limited & Mr David Gibbons C/O Agent Origin 6th Floor 70 Spring Gardens Manchester M2 2BQ	Agent NJL Consulting Origin 6th Floor 70 Spring Gardens Manchester M2 2BQ
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Part I - Particulars of Application

Proposal: Residential development of a 100% affordable housing scheme comprising of 6 apartments and 18 dwellinghouses, with access, landscaping, drainage and other associated works

Location: Land At Waterfold Lane Heap Bridge Bury BL9 7JY

Valid On: 3 October 2025

DECISION: REFUSE PERMISSION**Refusal(s) (3)**

- 1 The proposed development comprises inappropriate development in the Green Belt that is harmful by definition and furthermore, fails to preserve the openness of the Green Belt and the purposes of including land within it through encroachment. The development does not meet all of the requirements of NPPF Policy GB7.1(g) or the Golden Rules contained in NPPF Policy GB8 and Very special circumstances do not clearly outweigh the harm by reason of inappropriateness and any other harm identified to justify approval. The application is therefore contrary to policies PfE Policy JP-G9 (The Green Belt) and the National Planning Policy Framework.
- 2 The proposed development by reason of its location immediately adjacent to the M66 motorway would generate unacceptable levels of noise and disturbance that would be detrimental to the amenities of future occupiers of the proposed development. In attempting to mitigate this harm the proposals have required an unacceptable approach to boundary treatments which would create an unattractive and oppressive environment. By reason of its excessive use, prominent siting and bulk across the application site, the proposed timber acoustic fencing to the rear of plots 1 – 18 and 19 – 24 as well as the proposed 1.5m high boundary treatment to the front of plots 19 –

24 create visually incompatible and overbearing features that would not be well designed and would inflict undue visual harm to the character and appearance of the proposed dwellings. The cumulative effect of this noise source and attempted mitigation would result in a significant adverse impact on the living conditions of occupiers through noise, disturbance and loss of residential amenity both internally and externally. The proposal is therefore contrary to Policies P3, G9 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and Policy P3 of the National Planning Policy Framework.

- 3 The location of the site would result in a car dependent development. The provision of onsite car parking spaces is insufficient to respond to this site context and it therefore fails to comply with the PfE Policy JP-C8 NPPF Policy TR4.1(e).

Date of Decision: 02/10/2026

Melanie Hale
Head of Planning

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

Your attention is drawn to the following (2)	
6	Procedure Statement The development does not 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.
7	For the avoidance of doubt, the decision relates to the following plans: • Location Plan Drawing No R-0832-SLP • Proposed Site Layout Drawing No R-0832 PL19 Rev B • Flat Plans and Elevations Plots 1-6 Drawing No R-0832 PL20 Rev A • Elevations and Section Plots 1-6 Drawing No R-0832 PL21 Rev A

	• House Plans and Elevations Plots 7-17 Drawing No R-0832 PL22 Rev B • House Plans and Elevations M4(3) Unit Plot 18 Drawing No R-0832 PL30 Rev A • House Plans and Elevations Plots 20-23 Drawing No R-0832 PL23 Rev C • House Plans and Elevations M4(3) Unit Plots 19 and 24 Drawing No R-0832 PL31 Rev A • Proposed Street Scenes Drawing No R-8032 SK24 Rev A • External Works Proposals Drawing No R-0832 PL25 Rev B • Landscaping Proposals Drawing No R-0832 PL26 Rev C • Site Proposals with New Access Road Drawing No R-0832-PL27 • Site Sections Drawing No R-0832 PL28 Rev A • Proposed Access Road Drawing No R-0832-16 Rev A • Planning Statement September 2025 • Principle of Development (Planning Statement Addendum) August 2026 • Proposed Retaining Wall General Arrangement and Sections Drawing No GK4503-C-001 Rev B. • Design and Access Statement Addendum June 2026 Rev B • Affordable Housing Statement 2023-012 August 2025 • Flood Risk Assessment and Outline Drainage Strategy Rev E 10th September 2026 • Arboricultural Impact Assessment Referenced NWTCAIA/RG01 • Arboricultural Method Statement Referenced NWTCAMS/RG01 • Tree Survey Referenced NWTCTS/RG01 • Biodiversity Net Gain Plan Rev 2 • Noise Impact Assessment NA103422-RPT01-V2 25th February 2026 • Road Restrain Risk Assessment Process May 2026 • Air Quality Assessment 05 August 2025 • Landscape Appraisal August 2025 • Preliminary Ecological Appraisal LAWL/24-001 10th October 2024 • Transport Statement J000540-TS01b August 2025 • River Condition Assessment 31st July 2025 • Transport Supporting Letter J000540/KG 27th April 2026 • Energy Statement Referenced Z69491RevA • Landscape Addendum Letter Referenced 351/01 dated 9th April 2026
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INFORMATIVE:

If you are unhappy with the decision to refuse permission, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.