



Role

- **Reviewing existing planning documents**
- **Attendance at the Hearing**
- **Liaison with Council and Planning Inspectorate**



background

A developer applied for planning permission for 15 residential apartments in an urban area of Bury, which contrary to the recommendation of their own planning officer was refused by Bury Metropolitan Borough Council's Planning Committee.

The Committee refused planning permission on the grounds that they considered the application out of character with the area and detrimental to neighbouring residents.

more was commissioned to represent the Council at the appeal.

the challenge

After being approached by the Council, our challenge was to represent the application at the hearing in a sensitive and appropriate manner, taking into consideration the national and local planning policy framework.

the solution

We were involved in initial briefings with officers and advised the Council on the likelihood of success at appeal. We reviewed all planning application documents, assessed and applied the planning policy framework.

Attending the hearing on behalf of the council, we produced a written statement containing the Council's evidence and discussed design and amenity issues. Throughout this process, we liaised with planning officers and handled the correspondence with the Planning Inspectorate on a number of issues.

the results

Our expertise in dealing with appeals against refusals of planning permission, particularly those dealt with through hearings, and our ability to work alongside Bury MBC meant that we won the appeal.

We were also successful in ensuring that a new policy document, produced by Bury MBC, was taken into account in the determination of the appeal.