

NOTICE OF REFUSAL OF PLANNING PERMISSION

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

To:
Mr Gary Kinzett
Cactus Energy
Station Road
Cheadle Hulme
SK8 7BS

On Behalf Of:
Gary Kinzett
Cactus Energy
Station Road
Cheadle Hulme
Manchester
SK8 7BS

PART 1 - Particulars of Application

Application Number: 70110

Date of Registration: 03/10/2023

Proposal:
Installation of solar panels onto roof

Location:
89-91 Holcombe Old Road, Ramsbottom,
Bury, BL8 4NF

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 cause harm to the character and appearance of the Holcombe Conservation Area, due to its visual impact. The proposed development would conflict with Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, paragraphs 205 and 208 of the NPPF and adopted UDP policies EN1/1 – Visual Amenity, EN1/2 – Townscape and Built Design, EN2/1 – Character of Conservation Areas and EN2/2 – Conservation Area Control.

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

EN1/1 EN1/1 - Visual Amenity
EN1/2 EN1/2 - Townscape and Built Design
EN2/1 EN2/1 - Character of Conservation Areas
EN2/2 EN2/2 - Conservation Area Control
H2/3 H2/3 - Extensions and Alterations
SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
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:

100-8042 Rev: 01(submitted 29/11/2023), Location Plan (submitted 25/09/2023), Site Plan (submitted 25/09/2023), & Project Overview (submitted 25/09/2023),

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read "Paul Harris", written over a dotted line.

2 of 2

.....
On behalf of the Council

Date of Decision: 09/02/2024