

Geo Green Power Ltd
Bradmore Business Park
Loughborough Road
Bunny
NG11 6QA
info@geogreenpower.com
01509 880 199

FAO Ms C. Booth
Bury Council
Development Management
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

1st July 2025

Dear Bury Council,

Thank you for your patience whilst we considered the comments within the email you sent dated 19th June 2025. Please find attached plans with labelled roof slopes as requested.

Unfortunately, in this instance, we are unable to carry out what you have requested.

The Public House has a large electrical consumption. Initially, a 56.43kW solar PV system (124 solar panels) was considered which would utilise all roof slopes of the property, including roof slopes A and C. However, Geo Green Power submitted a planning application for a reduced 43.23kW PV system (95 solar panels) so as to minimise the visual impact on the surrounding area and Grade II Listed property 'Congregational Chapel'. However, as requested by the Council, the proposed solar PV system has been further reduced to 30.94kW (68 solar panels) to further reduce the visual impact on the Grade II Listed Congregational Chapel, it's setting and the street scene. The Council's request for the further removal of solar panels from roof slopes J (5 panels) and roof slope N (13) would reduce the proposed 68 panel scheme to only 55 panels, a 25.025kW system. This is less than 50% of the required scheme. The removal of these panels would be wholly detrimental to the scheme, rendering the project technically and physically unviable. If further panels are removed, it would be physically impossible for the system to provide the necessary electricity for the property and would not proceed on this basis. The business would thus be unable to reach sustainability goals, potentially impacting the economic growth and stability of the business.

'Visual harm' has been stated as a reason for the repeated reduction of the solar PV system. We would draw attention to the fact this ignores the very real physical harm that is currently being caused by pollution. A recent report by the Royal College of Physicians revealed that 99% of the UK population was now breathing in "toxic air" and that air pollution is killing 500 people a week and costing £27bn a year in ill health, NHS care and productivity losses.

(<https://www.theguardian.com/society/2025/jun/29/england-air-pollution-gp-visits-for-asthma-attacks-rise-45-per-cent>) The installation of the solar PV system would significantly reduce carbon emissions of the business and contribute to the overall reduction of air pollution on the surrounding area. This significant physical benefit to the public far outweighs the comparatively minor visual 'harm' resulting from the solar PV installation. Of course, weight should be given to ensuring all Heritage Assets are conserved and not harmed. However the 'Old School Hall' is a Non-Designated Heritage Asset and,

although important, according to the Heritage Asset Hierarchy, is afforded the lowest grade of importance. The panels would present no physical harm to the Listed properties or Heritage Assets; only minor visual harm would arise. We would argue the proposal would result in no substantial harm to the significance of the designated heritage asset 'Congregational Chapel' and non-designated heritage asset 'Old School Hall'; the public benefit far outweighs the minor visual 'harm' arising from the scheme. The request for further removal of panels would be attributing disproportionate significance to the visual 'harm' arising from the scheme when compared with the physical benefit of the scheme.

Due to the Climate Emergency, solar panel installations are becoming a regular feature within the street scene, including on Listed buildings themselves. As a business, we have received planning permission for multiple schemes across the country, including on Listed properties within Conservation Areas and Areas of Outstanding Natural Beauty.

Of course, we wish to continue to work proactively with the Council wherever possible to accommodate the scheme and I can appreciate that this is not what you wish to hear, but unfortunately the further removal of panels is not possible and would result in the project not proceeding. We hope that the reasons stated above have demonstrated this and hope that we can work together to ensure a positive solution.

We look forward to hearing from you.

A handwritten signature in blue ink, appearing to read "J. Smith", is written over a faint, light blue circular stamp or watermark.

Geo Green Power Ltd