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High Peak Borough Council

working for our community

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

Applicant Ms Alison Barnes
19 Tavern Road
Hadfield
Glossop
SK13 2RB

Agent Gwyn Davies Architect
2 Roe Cross Farm,
Old Road,
Mottram,
Hyde
SK14 6LW

Application no. HPK/2011/0204

Registered on 03/05/2011

Determined on 21/06/2011

High Peak Borough Council hereby **REFUSE** this application for **FULL PLANNING PERMISSION** for

Conversion of office building to dwelling; demolition not proposed but need to dismantle failed walls and roof structures at Fluorochem Ltd Wesley Street Glossop

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. Insufficient information has been submitted with the application in order to assess adequately the impact of the proposed development on nature conservation interests. In particular, adequate survey(s) of the site for the existence of bats were not submitted. In the absence of this information, it has not been possible to demonstrate that the proposal would comply with relevant national policy guidance and Development Plan policies relating to nature conservation.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
EMP 9 - Change of Use from Industry or business
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR5 - Access, parking and design

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS9 Biodiversity and Geological Conservation

Plans

The plans to which this Notice refers are listed below:

L10-01
LI-02
LI-03
LI-04
LI-05
LI-06
LI-11
LI-12 Rev A
LI-13 Rev C
LI-14 Rev C
LI-15 Rev A
LI-16

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Michael Green
Planning Applications Manager