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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 Mr Gavin Barret
Marston PLC
Marston House Brewery Road
Wolverhampton
WV1 4JT

Agent IMD & Associates
1 Sentinel Court
Blackburn
BB1 2EH

Application no. HPK/2012/0202

Registered on 02/05/2012

Determined on 27/06/2012

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

**Proposed Sewer Separation Works, New Sewage Treatment Plant, New Grease Trap and General Modifications to Existing Drainage to Suit at Shady Oak Inn Long Hill Fernilee**

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

**Reasons**

1. The applicant has failed to demonstrate to the Local Planning Authority that the application site is safe and stable to accommodate the proposed development. It thus fails to accord with the provisions of Paragrahs 120 and 121 of the National Planning Policy framework which seek to prevent unacceptable risks from land instability.

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Michael Green
Planning Applications Manager

**Policies relevant to this decision**

GD5 - Amenity
OC1 - Countryside Development
OC3 - Special Landscape Area Development

National Planning Policy Framework – Section 11

**Plans**

The plans to which this Notice refers are listed below:

Location Plan
905.02 Rev A

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Michael Green
Planning Applications Manager