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High Peak Borough Council

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

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr David Barber

Application no. HPK/2011/0557

Agent Mr Jan Jozefczyk
Konzept
4 Rowan Walk
Hadfield
Glossop
SK13 2HB

Registered on 19/12/2011

Determined on 07/02/2012

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

Erection of New MOT Station at Prestige Motor Bodies Brookfield Dinting Glossop

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

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. The floor level of the finished building shall not be lower that 121.525 Above Ordinance Datum (AOD).

3. The development hereby permitted shall not be commenced until such time as a scheme to install oil separators has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

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Michael Green
Planning Applications Manager

4. Prior to the commencement of development the applicant shall submit a parking and turning layout for written approval. The approved layout shall be laid out, constructed and demarcated on the ground prior to the taking into use of the MOT station. The parking and turning spaces shall thereafter by maintained free from impediment to designated use for the lifetime of the development.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

2. To reduce the risk of flooding to the proposed development.

3. To protect groundwater quality in the area.

4. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal which in acceptable in principle and which has no material impact on flooding, highway safety or visual amenity.

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

EMP 4 - Primary Employment Zones
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
PPS25 - Flood Risk
TR5 - Access, parking and design

Notes to Applicant

Glossop Brook is designated "main river". In accordance with the Water Resources Act 1991 and the Land Drainage Byelaws, the Environment Agency's prior written consent is required for any

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Planning Applications Manager

proposed works or structures in, under, over, or within 8 metres of the top of the banks of the brook.

Any facilities for the storage of oils should be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses should be located within the bund or have separate secondary containment. The drainage system of the bund should be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets should be detailed to discharge downwards into the bund.

The applicant is advised of the following comments from United Utilities which may preclude their ability to implement the above consent.

An aqueduct is laid across/adjacent to the site of the proposed development. The applicant must comply with United Utilities standard conditions, a copy of which is enclosed, for work carried out on, or when crossing, aqueducts and easements.

The applicant will require an access strip of 10 metres.

Water pressure in this area is regulated to around 20 metres head. This should be taken into account when designing the internal plumbing.

A water main crosses the site. United Utilities have advised that they need access for operating and maintaining it, and will not permit development in close proximity to the main. They have further advised that a modification of the site layout, or diversion of the main at the applicant's expense, may be necessary. This should be taken into account in the final site layout, or a diversion will be necessary, which will be at the applicant's expense. Any necessary disconnection or diversion required as a result of any development will be carried out at the developer's expense. Under the Water Industry Act 1991, Sections 158 & 159, United Utilities have the right to inspect, maintain, adjust, repair or alter our mains. This includes carrying out any works incidental to any of those purposes. Service pipes are not United Utilities property and we have no record of them.

The level of cover to the water mains and sewers must not be compromised either during or after construction.

United Utilities can readily supply water for domestic purposes, but for larger quantities need further information. A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999.

The applicant should contact our Service Enquiries on 0845 7462200 regarding connection to the water mains/public sewers.

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Michael Green
Planning Applications Manager

Please note, due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction, please contact a Building Control Body to discuss the matter further.

Plans

The plans to which this Notice refers are listed below:

127

127REV1 (site levels Flood Risk Assessment)

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:

(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.

(b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The permission is granted in strict accordance with the approved plans. It should be noted however that:

(a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.

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Michael Green

Planning Applications Manager

(b) Variation to the approved plans will require the submission of a new planning application.

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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