High Peak Borough Council

working for our community

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: | Surname:

Company name: Innovation Forge Ltd & Woodford Land Ltd

Street address: c/o Agent

Town/City

County:

Country:

Postcode:

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Marc | Surname: Hourigan

Company name: Hourigan Connolly

Street address: St James Court
Brown Street

Town/City: Manchester

County: Greater Manchester (Met County)

Country: United Kingdom

Postcode: M2 1DH

	Country Code	National Number	Extension Number
Telephone number:		0161 212 7745	
Mobile number:			
Fax number:			

Email address: marc.hourigan@houriganconnolly.com

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:

Demolition of all remaining structures and redevelopment for up to 182 dwellings, up to 1,672 sq.m. business floorspace (Use Class B1), up to 279sq.m. of non-residential institution floorspace (Use Class D1), community facilities and associated infrastructure.

Has the building or works already been carried out? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name:

Street address: Forge Works

Forge Road

Town/City: Chinley

County: Derbyshire

Postcode: SK23 ~~6BW~~ 6EJ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 404309

Northing: 382169

Description:

Former Dorma Factory site

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Mike Surname: Green

Reference: N/A

Date (DD/MM/YYYY): 28/07/2011 (Must be pre-application submission)

Details of the pre-application advice received:

Various meetings with Mike Green / Sue Ashworth and other departments of High Peak Borough Council and Derbyshire County Council. General advice on the principle of development, uses proposed, housing mix, access arrangements and proportion of affordable housing

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? (•) Yes ( ) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Please refer to schedule of documents submitted in support of the application, annexed to the covering letter

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

To be dealt with in detail at the reserved matters stage

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

To be dealt with in detail at the reserved matters stage

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be considered at Reserved Matters stage

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be considered at Reserved Matters stage

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be considered at Reserved Matters stage

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be considered at Reserved Matters stage

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be considered at Reserved Matters stage

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Stone and tarmac

Description of *proposed* materials and finishes:

Please refer to submitted site access drawings

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be considered at Reserved Matters stage

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to schedule of documents submitted in support of the application, annexed to the covering letter

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please refer to schedule of documents submitted in support of the application, annexed to the covering letter

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) (•) Yes ( ) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? (•) Yes ( ) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☒ Sustainable drainage system	☐ Main sewer	☐ Pond/lake
☐ Soakaway	☒ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

(•) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development ( ) No

b) Designated sites, important habitats or other biodiversity features

(•) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development ( ) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

14. Existing Use

Please describe the current use of the site:

Former factory site

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site:

Site was historically used for manufacturing and industrial processes

When did this use end (if known) (DD/MM/YYYY)? 31/01/2005

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? (•) Yes ( ) No

Land where contamination is suspected for all or part of the site? (•) Yes ( ) No

A proposed use that would be particularly vulnerable to the presence of contamination? (•) Yes ( ) No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? (•) Yes ( ) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? (•) Yes ( ) No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					182
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 182

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	182
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No ○ Unknown

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	1672.0	1672.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	279.0	279.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
OTHER	Please specify	0.0	0.0	0.0	0.0
	Total	0.0	0.0	1951.0	1951.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
B1C							☒
D1							☒

21. Site Area

What is the site area? 07.48 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Unknown at this stage

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Axelford Ltd Number: Suffix: Street: Gordon House, Sceptre Way Locality: Bamber Bridge Town: Preston Postcode: PR5 6AW	31/05/2012
Name: Graham Hill Number: Suffix: Street: Derbyshire County Council Locality: County Hall Town: Matlock, Derbyshire Postcode: DE4 3AG	31/05/2012

Title: Mr First name: Marc Surname: Hourigan

Person role: Applicant Declaration date: 31/05/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: Marc | Surname: Hourigan

Person role: Agent | Declaration date: 31/05/2012 | ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 31/05/2012

Town and Country Planning (Development Management Procedure) (England) Order 2010 NOTICE UNDER ARTICLE 11 OF APPLICATION FOR PLANNING PERMISSION

(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)

Proposed development at:

Name or flat number	
Property number or name	Former Dorma Factory (Forge Works)
Street	Forge Road
Locality	
Town	Chinley
County	Derbyshire
Postal town	
Postcode	SK13 8AF

Take notice that application is being made by:

Organisation name Innovation Forge Ltd and Woodford Land Ltd

Applicant name **Title** **Forename**

Surname

For planning permission to:

Description of proposed development

Demolition of all remaining structures and redevelopment of up to 182 dwellings, up to 1,672 sq.m. business floorspace (Use Class B1), up to 279 sq.m. of non-residential institution floorspace (Use Class D1), community facilities and associated infrastructure.

Local Planning Authority to whom the application is being submitted: High Peak Borough Council

Local Planning Authority address:

Municipal Buildings
Glossop
Derbyshire
SK13 8AF

Any owner of the land or tenant who wishes to make representations about this application, should write to the council within 21 days of the date of this notice.

Signatory:

Signatory **Title** Mr **Forename** Marc

Surname Hourigan

Signature

Date (dd-mm-yyyy)

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years.
'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Once completed this form needs to be served on the owner(s) or tenant(s)

Print Form