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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

PERMISSION

Applicant
Health & Safety Laboratory
Harpur Hill
Buxton
SK17 9JN

Agent
Building Design Partnership Ltd
1 North Bank
Sheffield
S3 8JY

Application no. HPK/2013/0160

Registered on 19/03/2013

Determined on 14/05/2013

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

Proposed Site Access Road Widening with Footpath plus Emergency Exit Road from the HSL Site at Health And Safety Executive, Harpur Hill Business Park, Harpur Hill, Buxton

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 development hereby approved shall be carried out in accordance with the approved plans and specifications.

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Michael Green
Planning Applications Manager

3. Prior to the commencement of development, details of the earthworks/embankment and associated landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land, including levels and contours to be formed, showing the relationship of proposed mounting to existing ground levels and landform. Thereafter the development shall be carried out in accordance with the approved specifications, and within the first available planting season.

4. Prior to the commencement of development, a scheme for mitigation/compensation for the partial loss of the Ferny Bottom Wildlife Site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented in full following the first use of the development hereby approved.

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. In the interests of visual amenity and in accordance with Policy OC1 of the adopted High Peak Saved Local Plan Policies 2008.

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4. Prior to the commencement of development, a scheme for mitigation/compensation for the partial loss of the Ferny Bottom Wildlife Site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented in full following the first use of the development hereby approved.

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 would provide significant economic benefits to the wider economy which outweigh the impact on the countryside and wildlife interests.

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.

The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

EMP 4 - Primary Employment Zones
OC1 - Countryside Development

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Michael Green
Planning Applications Manager

TR1 - Transport Implications of new development
TR5 - Access, parking and design

National Planning Policy Framework
Section 1: Building a string, competitive economy

Section 4: Promoting sustainable transport

Section 11Conserving and enhancing the natural environment

Notes to Applicant

1. The applicants attention is drawn to the comments of Derbyshire Wildlife Trust dated 14th May 2013.

Plans
The plans to which this Notice refers are listed below:
P2005285 (0-) AP 100
P2003503 (0-) AP 100
P2003503 (95) CD100 Rev A
P2003503 (95) CD101
P2003503 (95) CP101 Rev B
P2003503 (95) CP102 Rev B
P2003503 (95) CP103 Rev B
P2003503 (95) CP104 Rev B
P2003503 (95) CP105 Rev B
P2003503 (95) CP106 Rev A
P2003503 (95) CP107 Rev A
P2003503 (95) CP108 Rev A
P2003503 (95) CP109 Rev A
P2003503 (95) CP110 Rev A
P2003503 (95) CP111 Rev A
P2003503 (95) CP112 Rev A
P2003503 (95) CP113 Rev A
P2003503 (95) CP114 Rev A
P2003503 E(6-)001
P2005285 E(6-)001 Rev A
P2005285 (95) CD100 Rev B
P2005285 (95) CD101 Rev B
P2005285 (95) CP102 Rev D
P2005285 (95) CP104 Rev C
P2005285 (95) CP106 Rev B
P2005285 (95) CP108 Rev C

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.

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Michael Green
Planning Applications Manager

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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