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EP ref: 9002-L003

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Dear Ms Taylor

Re: Planning Portal Reference: PP-04564199

Application to discharge conditions relating to planning permission
HPK/2013/0483 - Land to the rear of Elmwood House & Penlee, Church Lane,
New Mills, SK22 4NP

We are instructed by Treville Properties Ltd to submit this application to discharge the pre-commencement conditions (i.e. conditions 2, 3, 5, 7, 9(a), 10, 11, 16, 17, 18, 19, 20, 21, 22, 25 and 30) relating to planning permission HPK/2013/0483 for the residential development of 21 no. dwellings at land to the rear of Elmwood House and Penlee, Church Lane, New Mills.

The application comprises this letter and the following documents:

- Application forms and certificates;
- Details supplied by Aggregate Industries entitled "Bradstone Square Dressed";
- Details supplied by UK Slate in relation to the slate entitled "Samaca Q53";
- Details relating to the proposed windows;
- Details relating to the opening mechanism for the windows;
- Details relating to the doors;
- Landscape proposals – general tree protection measures (drawing no. PR/TP02/15/LP/01, The Plant Room, September 2015);
- Planting proposals for domestic areas (drawing no. PR/TP02/15/PP/01, The Plant Room, October 2015);
- Landscape planting proposals – native planted areas (drawing no. PR/TP02/15/PP/02, The Plant Room, October 2015);
- Ecological Working Statement (NLG Ecology Ltd, July 2015);
- Letter from Peak Environmental Solutions dated 22nd September 2015;
- Construction Method Statement (Treville Properties Ltd);

- Annotated plan to be read alongside the Construction Method Statement;
- Sections Location Plan (Drawing no. PM4528/002 Rev B, Peter Mason Associates);
- Section Sheet 1 of 5 (Drawing no. PM4528/003 Rev A, Peter Mason Associates);
- Section Sheet 2 of 5 (Drawing no. PM4528/004 Rev B, Peter Mason Associates);
- Section Sheet 3 of 5 (Drawing no. PM4528/005 Rev B, Peter Mason Associates);
- Section Sheet 4 of 5 (Drawing no. PM4528/006 Rev A, Peter Mason Associates);
- Section Sheet 5 of 5 (Drawing no. PM4528/007 Rev A, Peter Mason Associates);
- Indicative Site Services and Drainage Plan (Drawing no. PM4528/010 Rev B, Peter Mason Associates); and
- Mill Stream Realignment Plan (Drawing no. PM4528/011 Rev A, Peter Mason Associates).

A fee of £97 will be paid directly to the LPA by the Applicant.

Condition 2 – Materials

This condition states:

“No development shall commence until samples of materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details”.

Please find enclosed the following details in relation to this condition:

- Information supplied by Aggregate Industries relating to the proposed material for the external surfaces (“Bradstone Square Dressed”); and
- Information in relation to the roof slates (“Samaca Q53”).

It is our intention to leave samples of these materials with you at our meeting next week.

Condition 3 – Details of windows and doors

This condition states:

“No works shall take place on site until details of windows, including glazing bar details at 1:20, together with details of the door joinery have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details”.

Please find enclosed the following three documents in relation to this condition:

- Details relating to the proposed windows;
- Details relating to the opening mechanism for the windows; and
- Details relating to the doors

Conditions 5 – Details of landscape works, 7 – Details of boundary treatments and Condition 9(a) – Approved protection scheme

Condition 5 states:

“No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be

carried out as approved. These details shall include the number, sizes and species of the proposed planting; the proposed finished levels of the contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc), proposed and existing functional services above and below ground (e.g. drainage power, communications, cables, pipelines etc. indicating lines, manholes, supports, etc.) retained historic landscape features and proposals for restoration, where relevant".

Condition 7 states:

"No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before dwellings are first occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details."

Condition 9(a) states:

"No development or other operations the subject of condition 11 shall commence on site until a scheme (herein after called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of any Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme".

Please find enclosed the following three documents in relation to these conditions:

- Landscape proposals – general tree protection measures (drawing no. PR/TP02/15/LP/01, The Plant Room, September 2015);
- Planting proposals for domestic areas (drawing no. PR/TP02/15/PP/01, The Plant Room, October 2015); and
- Landscape planting proposals – native planted areas (drawing no. PR/TP02/15/PP/02, The Plant Room, October 2015).

Conditions 10 and 11 – Access

Condition 10 states:

"Before any other operations are commenced, the existing access to Church Lane shall be laid out at least 6m wide, constructed as a dropped crossing construction and provided with 2.4m x 43m visibility splays in either direction, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level."

Condition 11 states:

"The access, the subject of condition 10 above, shall not be taken into use until 2m x 2m x 45° pedestrian intervisibility splays have been provided on either side of the access at the back of the footway, the splay area being maintained throughout the life of the development clear of any object greater than 0.6m in height relative to footway level."

The Applicant has been in discussion with Derbyshire County Council highway officers Nick Knowles and Robert Bottomley who are satisfied that these conditions have been discharged.

Conditions 16 – Breeding birds, 17 – Bird nesting housing and boxes, 18 – Japanese Knotweed and Himalayan balsam, 19 – Protection of semi-natural habitats and 20 – Re-diversion of the stream and creation of the pond

Condition 16 states:

“No works to or demolition of buildings or structures or removal of vegetation that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird interest on the site, have first been submitted to and approved in writing by the local planning authority and then implemented as approved”.

Condition 17 states:

“Prior to development commencing (excluding demolition, site clearance and construction of the approved access) details of suitable bird nesting housing and boxes for the site, including types and locations shall be submitted to and approved in writing by Local Planning Authority. Prior to any occupation of the dwellings the approved bird nesting facilities shall be erected within the site”.

Condition 18 states:

“No development shall take place until a detailed method statement for removing or the long-term management / control of Japanese Knotweed and Himalayan balsam on site has been submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese Knotweed and Himalayan balsam during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement”

Condition 19 states:

“No development or other operations including site clearance shall commence until a detailed scheme for the protection of semi-natural habitats and the stream to the north of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of high visibility fencing, a timetable for the implementation and methods to prevent damage to the stream and habitats from accidental spillage of spoil or stored materials. The approved fencing shall be erected prior to the commencement of development in accordance with the approved scheme and shall remain free from any impediment for the duration of the construction works.”

Condition 20 states:

“No development or other operations including site clearance shall commence until a detailed scheme for the re-diversion of the stream and creation of the pond has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of structure of the watercourse and any enhancements, including details of landscaping features, maintenance and timescales for implementation and management. The development shall be carried out and maintained in accordance with the approved details”.

Please find enclosed the following document in relation to these conditions:

- Ecological Working Statement (NLG Ecology Ltd, July 2015)

Conditions 21 – Contamination and 22 – Remediation Scheme

Condition 21 states:

"Prior to any development commencing an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be submitted to and approved in writing by the Local Planning Authority."

Condition 22 states:

"Prior to any development commencing a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation".

Please find enclosed the following document in relation to these conditions:

- Letter from Peak Environmental Solutions dated 22nd September 2015

Condition 25 – Construction Method Statement

This condition states:

"No development shall take place, including any works of demolition and site clearance, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period".

Please find enclosed the following documents in relation to this condition:

- Construction Method Statement (Treville Properties Ltd); and
- Annotated plan to be read alongside the Construction Method Statement.

Condition 30 – Surface Water Run Off Limitation

This condition states:

"No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run off limitation has been submitted to and approved in writing by the Local Planning Authority."

Please find enclosed the following documents in relation to this condition:

- Sections Location Plan (Drawing no. PM4528/002 Rev B, Peter Mason Associates);
- Section Sheet 1 of 5 (Drawing no. PM4528/003 Rev A, Peter Mason Associates);
- Section Sheet 2 of 5 (Drawing no. PM4528/004 Rev B, Peter Mason Associates);
- Section Sheet 3 of 5 (Drawing no. PM4528/005 Rev B, Peter Mason Associates);
- Section Sheet 4 of 5 (Drawing no. PM4528/006 Rev A, Peter Mason Associates);
- Section Sheet 5 of 5 (Drawing no. PM4528/007 Rev A, Peter Mason Associates);
- Indicative Site Services and Drainage Plan (Drawing no. PM4528/010 Rev B, Peter Mason Associates); and
- Mill Stream Realignment Plan (Drawing no. PM4528/011 Rev A, Peter Mason Associates).

We trust that this letter and the enclosures provide you with sufficient information to formally discharge all of the pre-commencement conditions relating to planning permission HPK/2013/0483. However, should you have any queries, please do not hesitate to contact me or my colleague, Ben Pycroft.

Yours sincerely
Emery Planning

Rawdon Gascoigne

Rawdon Gascoigne BA (Hons), MRTPI
Director

Enc As listed above

Cc Client