



PLANNING PORTAL REFERENCE NUMBER PP-04911322

PLANNING APPLICATION REFERENCE HPK/2013/0056

Proposed demolition of existing industrial premises, erection of 44 dwellings with associated parking & landscaping & new car park for the Firth Rixson Superalloys Facility at Land North of Shepley Street Glossop.

SHEPLEY STREET – PLANNING APPLICATION – VARIATION TO CONDITION 2

Condition 2

The materials of external construction shall be coursed natural gritstone to the walls with natural blue slate to the roof unless otherwise agreed in writing with the Local Planning Authority.

A meeting was held with Jane Colley Senior Planning Officer on 18th February 2016, with a site plan marked up with the proposed areas of roof materials, and samples were provided.

Wiggett Construction Limited proposed the Sandtoft Rivius concrete slate effect tile to 29 properties highlighting within the site as shown on the Site Plan Highlighting Proposed Roof Materials 1948.BR.SP.01.

CUPRA slate to 15 properties highlighted on the plan as Site Plan Highlighting Proposed Roof Materials 1948.BR.SP.01.

The Sandtoft Rivius concrete slate effect tile was deemed acceptable by Jane Colley and this variation to condition is to formalise this agreement.

We would therefore like the wording of this condition varying to

“The materials of external construction shall be natural gritston to the walls. The roofing material will be either natural blue slate or Sandtoft Rivius concrete slate effect tile.”

SHEPLEY STREET – PLANNING APPLICATION – VARIATION TO CONDITION 5

Condition 5

All new rainwater goods shall be cast metal which shall be painted black unless otherwise agreed in writing with the Local Planning Authority.

A meeting was held with Jane Colley Senior Planning Officer on 18th February 2016.

Wiggett Construction Limited proposed black powder coated aluminium gutters, with an Ogee profile.

The tile was deemed acceptable by Jane Colley and this variation to condition is to formalise this agreement.

We would therefore like the wording of this condition varying to

“All new rainwater good shall be powder coated seamless black aluminium guttering Ogee profile.”

SHEPLEY STREET – PLANNING APPLICATION – VARIATION TO CONDITION 35

Condition 35

Prior to development commencing a lighting scheme shall be submitted to and approved by Local Planning Authority. The scheme should ensure that light spill onto the area of the bat roost, the tree lines and the reservoir is avoided.

The street lighting design is to be undertaken by High Peak Borough Council when the technical approval of the highway has been confirmed see attached email for Paul Edwards. Although the highways information was submitted to the planning department in July 2015 the drawings and technical information have not been released to the highways by the planning department until February 2016 due to the ongoing negotiations for the Section 106 contributions.

To allow Wiggett Construction to start work on the scheme before the planning decision notice expires on the 30th April 2016, we request that the wording of the condition is varied to the following:-

Within 3 months of the development commencing a lighting scheme shall be submitted to and approved by the Local Planning Authority. The scheme should ensure that light spill onto the area of the bat roost, the tree lines and the reservoir is avoided.

SHEPLEY STREET – PLANNING APPLICATION – VARIATION TO CONDITION 38

Condition 38

Prior to the commencement of development a Section 106 agreement shall be completed which is in the same form or a substantially like form to the Agreement which is attached to this consent.

Wiggett Construction Limited are submitting a variation to condition 38 application to enter into a new Section 106 contribution for the sum of £89,740. This sum has been agreed with the High Councils consultants Keppie Massey following negotiations which are highlighted below.

In addition to this sum WCL would be willing to share savings from materials changes as an additional contribution subject to agreement with the planning officer and approval of other variation to condition applications.

Due to the commercial sensitivity of the information with the Financial Appraisal reports they have not been uploaded as part of the variation to condition application, but are available from Senior Planner Jane Colley.

Overview of negotiations

Wiggett Construction Limited (WCL) requested a meeting on the 24th June 2015 with planner Elizabeth Pleasant and Grasscroft Development Solutions (GDS) who have been acting as WCL financial viability consultants to discuss the viability of the Shepley Street scheme and contractor's contributions that were identified under the section 106 agreement for the Shepley Street.

A meeting was arranged on the 21st July 2015 with planner Elizabeth Pleasant where WCL raised concerns with the viability of the Shepley Street scheme. To help reach a resolution High Peak Borough Council confirmed the appointment of Keppie Massey by as Financial viability consultants on the 28th August 2015. Keppie Massey provided a Financial Viability report on September 2015 to support the original section 106 contributions.

Following review of the Keppie Massey report both GDS and WCL did not agree with Keppie Masseys assessment of the viability of the Shepley Street site. In order to gain greater certainty on the construction prices WCL submitted subcontract tender packages to subcontractors, to establish the actual cost of construction.

WCL also commissioned an independent property valuation of the scheme due to concern with the value of properties in close vicinity to the Firth Rixson (now Alcoa) super alloys. WCL also provided full details of the cost of purchasing land from Seddon Homes.

GDS used this information to provide a report in response to Keppie Masseys report in December 2015. A meeting was held on the 27th January 2016 with GDS, WCL, High Peak Borough Council, Keppie Massey, and WYG to discuss the contractors' contribution. Prior to the meeting the sales values and principles of financial viability were agreed between GDS, and Keppie Massey. The construction costs were agreed between WCL and WYG on the 25th February 2016.

Following further negotiations between GDS and Keppie Massey a revised section 106 contribution of £89,740 was confirmed as agreed by all parties by Jane Colley email on the 11th March 2016.