

MICHAEL GREEN PLANNING SERVICES

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14 May 2016

Dear Sirs,

Land at Rear of Hallsteads, Dove Holes

APPLICATION FOR DISCHARGE OF CONDITIONS IN RELATION TO:
REFERENCE HPK/2015/0563 FOR APPROVAL OF ALL RESERVED
MATTERS PURSUANT TO OUTLINE PLANING PERMISSIONS
HPK/2013/0319 & HPK/2013/0625 FOR PHASE 1 - 21 DWELLINGS

On Behalf of Jalo Enterprises Co. Ltd

The above application is submitted yesterday via the Planning Portal, reference PP 05040614, for consideration and determination by the High Peak Borough Council (HPBC).

The fee payable has been discussed with Officers of HPBC since the relevant conditions to be discharged are contained in three planning application decision notices (as specified above). It has been agreed with Officers that the nationally set fee of £97 will apply and which has been paid direct to the Council today, transaction reference DT1/0003048. Hopefully this application can proceed swiftly to registration and initial progression given the Council's prior agreement to the fee level, and this undertaking to settle any outstanding amount which is found to be required.

The drawings and documents relative to the determined applications are identified on the respective decision notices and thus are not submitted again. However the site location / red edge map together with other relevant drawings and documents - many of which are new to the Council - are submitted electronically via the Planning Portal, in order to meet specific requirements of the conditions where necessary. Additional explanatory information is provided below in tabular form against the relevant condition reference.

It is hoped that this request to discharge conditions can be dealt with within the 21 days recommended by the Government's Planning Practice Guidance, even when consultee views need to be obtained. The developer is ready to proceed on site and will respond promptly to any request by HPBC for additional information on order to expedite this process.

The relevant conditions contained in the latest Reserved Matters approval are addressed first in the table below, with cross referencing to conditions in the initial outline consent where needed.

The details to discharge the conditions are as follows:

Reference	Detail Required	Submitted Document Description on Planning Portal	Notes
HPK/2015/0563	site location	site location & red edge	
HPK/2015/0563 Condition 3	materials samples	N/A	samples to be delivered to HPBC offices
HPK/2015/0563 Condition 4	window & door details	fenestration details (2 drawings)	colour oak/white UPVC as specified on approved drawings
HPK/2015/0563 Condition 7	landscape maintenance schedule	landscape and planting maintenance	see document for long and short term maintenance, to be undertaken initially by contractors appointed by site developer Hopwood Homes Ltd, and thereafter under the control of a residents management group. Maintenance confirmed to be for 5 years, not 3 years as stated in document.
HPK/2015/0563 Condition 11	temporary Walker Brow access	N/A	to comprise 150mm concrete slab (as advised by Ian Turkington DCC), same width as existing gateway, to run from edge of carriageway, at same level, and extend 10metres into the site
HPK/2015/0563 Condition 12	temporary construction traffic exit to A6	construction method statement drawing; construction method statement	see approved drawing L558/50 Rev E. Section 184 Highways Act 1980 notification being submitted simultaneously to DCC by SCP. Any underground services at cross-over point to be adequately protected by steel plate
HPK/2015/0563 Condition 14	road construction details	new roads and footways (2 drawings); surface water drainage; drawing 0106 Road 1E	phase 1 layout is the only element of whole site that is fully approved currently. Indicative road levels and gradients shown on drawing 0106 Road 1E, measured site levels to follow. Note - drainage route to quarry from manhole S7, not S6
HPK/2015/0563 Condition 19	bins storage and collection of waste	phase 1 block plan	rear access shown for all dwellings; bins to be brought by householders to their private frontage/parking areas for collection
HPK/2015/0563 Condition 20	means to prevent discharge of	SUDS document	every dwelling to have gully drain at boundary with highway, as shown in SUDS document (see photograph 1

	water onto the highway/streets		in Appendix A, for example detail) and as recommended by DCC
HPK/2015/0563 Condition 24	management and maintenance of streets	management and maintenance of streets	document applies to both private and adopted areas. Initial responsibility by Hopwood Homes Ltd, backed by CRL Property Guarantee Bond, prior to subsequent hand over to residents management group and DCC for adopted areas
HPK/2015/0563 Condition 25	site and floor levels	drawing 0106 Road 1E	internal floor level of the ground floors are to be 200mm above back of pavement. The first floor levels are to be 2700mm above the internal ground floor level. This is due to the existing levels being varying at every spot on the site and that the road will be laid as per SCP levels. Indicative road levels and gradients shown on drawing 0106 Road 1E, measured site levels by SCP to follow
HPK/2015/0563 Condition 26	affordable housing mix	affordable housing statement	already agreed by HPBC Housing Officer during determination of HPK/2015/0563
xxxxxxxxxxxxxx	xxxxxxxxxxxxxx	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	xx
HPK/2013/0319 Condition 3	scheme to provide/complete highways; phasing; completion of Walker Brow & The Meadows; link to A6.	DCC letter re Cabinet report; new roads and footways (2 drawings); surface water drainage; drawing 0106 Road 1E; SUDS document; phasing plan; phase 1 block plan	<p>DCC letter re Cabinet resolution to note offer to complete street works including surfacing, drainage and street lighting; and to approve the adoption of the streets in the Meadows subject to satisfactory completion of the works.</p> <p>Required adoptable works to Walker Brow and The Meadows confirmed to be in phase 1. All the above is the responsibility of Hopwood Homes Ltd via a bond arrangement.</p> <p>See condition no.15 of HPK/2015/0563 regarding measures (agreed by the developer) to ensure no dwelling occupancy prior to adequate highway link being made available from it to the existing highway/A6.</p> <p>NB highway drainage system now</p>

			proposed to run entirely within highway limits prior to connection to soakaway.
HPK/2013/0319 Condition 5 & 16	construction method statement	construction method statement drawing; construction method statement	also referred to by condition no.9 HPK/2015/0563
HPK/2013/0319 Condition 8	archaeology report	N/A	Wessex archaeology report signed off by DCC prior to submission of application HPK/2015/0563
HPK/2013/0319 Condition 11	surface water drainage	new roads and footways (2 drawings); surface water drainage; drawing 0106 Road 1E; SUDS document;	maintenance and management by combination of adopted highway arrangements, residents management group for private streets, and individual householders for garden SUDS provisions. Volumetric run off and exceedence event information to follow
HPK/2013/0319 Condition 12,13,14	contamination investigation and risk assessment	phase II contamination brief	site work brief agreed with HPBC Environmental Health Officer, report to follow

From the above it is confirmed that outstanding documents will be submitted imminently as follows:

- volumetric run off/exceedence event information.
- site levels/gradients.
- contamination phase II report.

The Applicant is amenable to further discussions and negotiation on any aspect of the submitted details in order that the Council can discharge the conditions. It is therefore expressly requested that any concerns arising during the consideration of the application are communicated to myself as agent at the earliest opportunity.

I would be obliged if you would provide the usual acknowledgement letter to confirm receipt of this application.

Yours sincerely,

Michael Green MRTPI
Michael Green Planning Services

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