

Miss Nikita Butler
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The Old Church Palmerston Street
Bollington
Cheshire
SK10 5PW



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Mr Stevenson
Botany House Botany Business Park,
Macclesfields Road
Whaley Bridge
SK23 7DQ

Application no: HPK/2017/0624

Determined on: 12/02/2018

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

High Peak Borough Council Offices Buxton Road Chinley Derbyshire SK23 0QJ

Description of Development:

Variation of Condition No. 2 on HPK/2014/0486 for changes to approved plans including increase to roof heights of buildings, changes to footprint of buildings, use of timber cladding, and changes to window openings and glazing

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise modified by other conditions set out on this Notice:
1293-CO-001 Site Location Plan
1293-CO-010 Proposed Site Plan
1293/B1-010-RevB Building 1 Proposed Ground Floor Plans
1293/B1-011-RevB Building 1 Proposed First Floor Plans
1293/B1-014- RevB Building 1 Proposed Elevations Sheet 1 of 2
1293/B1-015- RevB Building 1 Proposed Elevations Sheet 2 of 2
1293/B1-018- RevB Building 1 Proposed Roof Plan
1293/B2-010-RevG Building 2 Proposed Ground Floor Plans
1293/B2-011-RevG Building 2 Proposed First Floor Plans





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1293/B2-014- RevH Building 2 Proposed Elevations Sheet 1 of 2
1293/B2-015- RevH Building 2 Proposed Elevations Sheet 2 of 2
1293/B2-018- RevE Building 2 Proposed Roof Plan

1293/B3-010-RevE Building 3 Proposed Ground Floor Plans
1293/B3-011-RevD Building 3 Proposed First Floor Plans
1293/B3-014- RevD Building 3 Proposed Elevations Sheet 1 of 2
1293/B3-015- RevE Building 3 Proposed Elevations Sheet 2 of 2
1293/B3-018- RevC Building 3 Proposed Roof Plan

1293/B4-010-RevI Building 4 Proposed Ground Floor Plans
1293/B4-011-RevH Building 4 Proposed First Floor Plans
1293/B4-014- RevE Building 4 Proposed Elevations Sheet 1 of 2
1293/B4-015- RevH Building 4 Proposed Elevations Sheet 2 of 2
1293/B4-018- Rev E Building 4 Proposed Roof Plan

1293/B4-010-Rev - Building 5 Proposed Ground & First Floor Plans
1293/B4-014- Rev - Building 5 Proposed Elevations
1293/B4-018- Rev - Building 5 Proposed Roof Plan

Reason: For the avoidance of doubt and to ensure that development takes place in accordance with the approved plans.

2. The materials to be used in the development hereby permitted shall be in accordance with those specified on the approved drawings with the exception of the timber cladding. Notwithstanding the details shown on the approved plans no consent is hereby given for the timber cladding on any of the buildings to which this permission relates. Within 6 months of the date of this consent the timber cladding which has already been installed shall be replaced with tinted glass in accordance with samples which shall first be submitted to and approved in writing by the Local Planning Authority. The remainder of the development shall also be completed using the approved glazing in place of timber cladding.

Reason: In the interests of visual amenity and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016.

3. No development shall take place except in complete accordance with the scheme for disposal of surface water drainage approved pursuant to condition 4 of planning permission HPK/2014/0486 (ref: DOC/2015/0100)

Reason: To prevent flooding in accordance with Policy EQ 11 of the adopted High Peak Local Plan 2016.

4. Within 6 months of the date of this consent revised 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 or contours; means of enclosure; car parking layouts; other vehicle





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and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg drainage power, communications, cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant. Thereafter the approved hard and soft landscaping details shall be installed prior to the first occupation of the development hereby approved.

Reason: In the interests of visual amenity and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016.

5. The hereby approved development shall not be occupied until space has been provided within the application site in accordance with the approved drawings for the parking, manoeuvring, loading and unloading, picking up and setting down of passengers and service and delivery vehicles, including provision of 22 secure covered cycle parking. The spaces shall be laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Reason: In the interests of highway safety and to comply with Policy EQ6 and Policy CF6 of the adopted High Peak Local Plan 2016.

6. Within 6 months of the date of this permission, space shall be provided within the site curtilage for storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, to be laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

Reason: In the interests of highway safety and to comply with Policy EQ6 and Policy CF6 of the adopted High Peak Local Plan 2016.

7. No construction work at the site shall take place outside the following hours:-

- 0700 hours to 1900 hours Mondays to Fridays.
- 0800 hours to 1600 hours on Saturdays.
- At any time on Sundays or Public Holidays except by agreement with the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016.

8. If piling is necessary, a written method statement shall be submitted to the Local Planning Authority. No piling shall take place until the method statement has been approved and except in complete accordance with the approved method statement.



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Reason: In the interests of residential amenity and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016.

9. Within 6 months of the date of this decision notice:
- (a) A Phase II intrusive site investigation shall be carried out and the results submitted to and approved in writing by the local planning authority;
 - (b) If the Phase II investigation indicates that remediation is necessary, then a Remediation Statement shall be submitted to and approved in writing by the local planning authority. The remediation scheme in the approved Remediation Statement shall then be carried out.
 - (c) If remediation is required, a Site Completion Report detailing the conclusions and actions taken at each stage of the works, including validation works, shall be submitted to and approved in writing by the local planning authority prior to the first use or occupation of any part of the development hereby permitted..

Reason: In the interests of public safety and to comply with policy EQ10 of the adopted High Peak Local Plan 2016.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12 of Planning Permission HPK/2014/0486, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: In the interests of public safety and to comply with policy EQ10 of the adopted High Peak Local Plan 2016.

11. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policy EQ9 of the adopted High Peak Local Plan 2016.



12. All tree felling and pruning works shall be carried out in full accordance with the approved specification and Arboricultural Method Statement approved pursuant to condition 15 of planning permission HPK/2014/0486 (ref: DOC/2015/0100) and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works and shall be subject to the following:

- a) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme;
- b) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority; and
- c) No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.

Reason: In the interests of visual amenity and to comply with Policy EQ9 of the adopted High Peak Local Plan 2016.

13. No development shall take place except in complete accordance with the detailed mitigation and monitoring strategy and Natural England European Protected Species licence, approved pursuant to condition 17 of planning permission HPK/2014/0486 (ref: DOC/2015/0100)

Reason: In the interests of biodiversity and to comply with Policy EQ5 of the adopted High Peak Local Plan 2016.

14. No removal of trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the site for active birds' nests immediately before the work is undertaken and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: In the interests of biodiversity and to comply with Policy EQ5 of the adopted High Peak Local Plan 2016.

15. No development shall take place except in complete accordance with the scheme for minimisation of dust and dust control, approved pursuant to condition 19 of planning permission HPK/2014/0486 (ref: DOC/2015/0100)

Reason: In the interests of residential amenity and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016.



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16. The hereby approved development shall provide accommodation for uses within Class B1(a) Office Uses (other than a use within Class A2) and/or Class B1 (b) Research and development of products or processes and for no other purposes.

Reason: For the avoidance of doubt

17. No development shall take place except in complete accordance with the scheme for provision of compensatory nesting facilities for Swallows and House Martins, approved pursuant to condition 21 of planning permission HPK/2014/0486 (ref: DOC/2015/0100)

Reason: In the interests of biodiversity and to comply with Policy EQ5 of the adopted High Peak Local Plan 2016.

Informatives

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X 

Signed by: Jane Colley

On behalf of High Peak Borough Council



NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.
2. 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 at Derbyshire County Council.
3. 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.
4. 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.
5. 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.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must



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do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.