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Mr Mander  
Furness Vale Business Center Calico  
Lane  
Furness Vale  
High Peak  
SK23 7SW

Application no: HPK/2021/0020

Determined on: 29/10/2021

**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:**

Ferney Bottom Farm Grinlow Road Harpur Hill Buxton Derbyshire SK17 9JH

**Description of Development:**

New 3760sq.m portal framed building with ancillary office accommodation over two floors and service yard with operational and visitor parking including cycle and motor cycle parking.

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):

1. The development to which this permission relates must not be begun later than the expiration of three years from the date of this permission.  
Reason: To comply with Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. The development hereby permitted shall take place in complete accordance with the following approved plans

Location / Ownership Plan 3427/111  
Site and access road plan 3427/100G  
Site Layout Plan 3427/101G  
Road and site Sections 3427/102G  
Context Elevations 3427/103G  
Elevations 3427/104G  
General Arrangement 3427/106G  
Floor Plan 3427/106G





Reason: For the avoidance of doubt.

Character & Appearance

3. No development shall commence until details or samples of all external materials and finishes to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. No development shall take place except in complete accordance with the approved details.

Reason: To ensure satisfactory external colour, finish and appearance of the development hereby permitted

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as may subsequently be amended or re-enacted) no extensions, alterations or buildings within the site curtilage normally permitted by Classes H to J of Part 7 Schedule 2 to that Order shall be carried out unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason: To protect the character and appearance of the open countryside.

5. Prior to any earthworks taking place on site, details of existing and proposed site levels and finished floor levels shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be completed in accordance with the approved details.

Reason: To protect the character and appearance of the open countryside.

6. No development shall commence until details of the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the Local Planning Authority. The details shall provide for the retention, repair and reinstatement of any existing dry stone walls to the site boundary. The development hereby permitted shall not be occupied until the scheme has been implemented in accordance with the approved details.

Reason: To protect the character and appearance of the open countryside.

7. Prior to the construction of any retaining walls on site, details of their elevational appearance, including height and materials shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place except in complete accordance with the approved details.

Reason: To protect the character and appearance of the open countryside.

Environmental Health:

8. No development shall take place until a full acoustic survey has been undertaken to determine both nighttime and daytime background noise levels at the site and the survey shall be submitted to the Local Planning Authority and approved in writing.

9. The rating level of sound emitted from industrial activities, fixed plant and/or machinery at the use hereby approved shall not exceed background sound levels (as determined in condition 9 above) by more than 5dB(A) between the hours of 0700-2300 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall not exceed the background sound





level between 2300-0700 (taken as a 15 minute LA90 at the nearest/any sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2019 Methods for rating and assessing industrial and commercial sound and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the local planning authority.

10. No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. All construction work shall be undertaken in accordance with the approved Construction Environmental Management Plan, which shall include the following details:

- The arrangements for prior notification to the occupiers of potentially affected properties;
- The responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Routes for construction traffic
- Pedestrian and cyclist protection, proposed temporary traffic restrictions, arrangements for turning vehicles
- Wheel washing facilities
- A scheme for recycling/disposal of waste resulting from construction works; Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.
- There shall be no visible dust emissions beyond the site boundary associated with construction/demolition works undertaken at the site. In controlling dust on site, the contractor shall have due regard to the Building Research Establishment Document 'Control of Dust from Construction and Demolition Activities' (BR456) and the Institute of Air Quality Managements 'Assessment of dust from demolition and Construction' (2014).
- All construction activities, including delivery times, shall be restricted to:
  - 07:30 - 18:00 hours (Monday to Friday);
  - 08:30 - 14:00 hours (Saturday)
  - No working is permitted on Sundays or Bank Holidays.

Reason:- In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

11. If piling is necessary, a written method statement shall be submitted to the Local Planning Authority and approved in writing prior to any such works taking place. The affects of noise





generation (hours of operation) shall be considered and shall include noise mitigation measures consistent with best practical means. No piling shall take place until the method statement has been approved. No piling shall take place outside the hours 09:00 hours to 16:00 hours Mondays to Fridays

12. The development hereby permitted shall not begin until a scheme to deal with contamination of land/ground gas/controlled waters has been submitted to and approved in writing by the local planning authority. The scheme shall include all of the following measures, unless the local planning authority dispenses with any such requirement specifically in writing:

1. A Phase II intrusive investigation report based on the Phase I report submitted with the application hereby approved (*Ivy House Environmental, ref: IV.66.21, dated March 2021*) detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. The report shall include a detailed quantitative human health and environmental risk assessment.
2. A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation shall be stated, and how this will be validated. Any ongoing monitoring shall also be determined.
3. If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the local planning authority.

A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved scheme and methodology shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use. Details of any post-remedial sampling and analysis to demonstrate that the site has achieved the required clean-up criteria shall be included in the validation report, together with the necessary documentation detailing what waste materials have been removed from the site

#### Air Quality

13. Prior to first occupation of the site, a low emission strategy that incorporates the following:

- Provision of electric vehicle charging points (minimum of 8 to be provided)
- Provision of secure cycle parking spaces and suitable changing facilities

shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented prior to the first occupation of the development and maintained thereafter.

#### Highways

14. The premises, the subject of the application, shall not be taken into use until space has been provided laid out and surfaced within the application site in accordance with the approved





application drawings for the parking/ loading and unloading/ manoeuvring of visitors/ staff/ customers/ service and delivery vehicles (including secure covered cycle parking). Those areas shall be maintained throughout the life of the development free from any impediment to its designated use.

15. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to the first occupation of the development and retained for their designated purposes at all times thereafter.

#### Drainage / Flood Risk

16. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:

- a. Drainage Strategy for Ferny Bottom Farm Units by BSP Consulting dated December 2020, Referenced FBFU-BSP-ZZ-XX-RP-C-0001-P01 and Objection Response B from BSP Consulting dated 24/05/2021 and "including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team"
- b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015),

have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and the drainage system managed and maintained in accordance with the approved details thereafter.

Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority.

17. No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance. The assessment shall demonstrate with appropriate evidence that surface water runoff is discharged as high up as reasonably practicable in the following hierarchy:

- I. into the ground (infiltration);
- II. to a surface water body;
- III. to a surface water sewer, highway drain, or another drainage system;
- IV. to a combined sewer.

Reason: To ensure that surface water from the development is directed towards the most appropriate waterbody in terms of flood risk and practicality by utilising the highest possible priority destination on the hierarchy of drainage options

18. Prior to commencement of the development, details indicating how additional surface water run-off from the site will be avoided during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. The developer may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating, before the commencement of any works, which would lead to increased surface





water run-off from site during the construction phase and shall be maintained throughout the course of development.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development.

19. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure that the drainage system is constructed to the national Non-statutory technical standards for sustainable drainage and CIRIA standards C753.

20. Prior to the installation of any drainage, a scheme for the disposal of foul sewage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be in line with (and stating) recognized codes of practice and standards (e.g. *The Building Regulations 2000, Drainage and Waste Disposal - Approved Document H, Environment Agency Pollution Prevention Guideline Document PPG4*). The report shall include an appropriate assessment of site conditions including soil percolation tests undertaken in line with BS 6297:2007, and a plan showing the proposed location of any cess pit, treatment plant, septic tank, and any associated drainage field. The approved scheme of foul drainage shall be carried prior to the first occupation of the development, and thereafter maintained for the life of the development.

21. In SPZ1 where infiltration SuDS are proposed for anything other than clean roof drainage, a hydrogeological risk assessment shall be submitted to and approved in writing by the Local Planning Authority to ensure that the system does not pose an unacceptable risk to the source of supply. As part of the risk assessment, consideration shall be given to the use of oil-water separators for surface run-off from parking areas together with a maintenance plan. Infiltration SuDS shall only be installed in accordance with the recommendations of the approved risk assessment.

### Archaeology

22.a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

- I. The programme and methodology of site investigation and recording
- II. The programme for post investigation assessment
- III. Provision to be made for analysis of the site investigation and recording
- II. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- III. Provision to be made for archive deposition of the analysis and records of the site investigation





- IV. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation"
- b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).
- c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Landscaping, LEMP & Ecology

23. No removal of hedgerows, trees, shrubs or brambles 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 activity on site during this period, and details of measures to protect 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

24. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

25. A Biodiversity Enhancement Plan (BEP) shall be submitted to, and be approved in writing by, the Local Planning Authority prior to the commencement of the development. The aim of the BEP is to mitigate for impacts at the site and to provide enhancements for habitats and target species. The plan and funding for implementation shall cover a period of 20 years. It shall include the following:-

- a) Description and location of features to be retained, created, enhanced and managed in accordance with the submitted Biodiversity Enhancements Report by Haslam Ecology August 2021 and to include sympathetic management of rare plants within the development site.







- b) Aims and objectives of management.
- c) Details of management methods and practices required to achieve aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule (including a five-year work plan capable of being rolled forward in perpetuity).
- f) Details of the body or organization responsible for implementation of the plan.
- g) A monitoring schedule to assess the success of the enhancement measures
- h) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.
- i) Requirement for a statement of compliance upon completion of planting and enhancement works.

The BEP shall also include details of the legal and funding mechanism(s) by which the long-term (30 years) implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The development shall be carried out, completed and subsequently managed in accordance with the approved BEP.

26. No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of general landscaping for the site around the building indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights on planting and positions of all additional trees, shrubs and bushes to be planted. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

27. Prior to building works commencing above foundation level, a detailed external lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This shall provide details of the chosen luminaires and any mitigating features such as dimmers, PIR sensors and timers. A lux contour plan shall be provided to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). The lighting strategy shall also conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2011 (or later versions). External lighting shall only be installed in accordance with the approved strategy.

#### Informative(s)





*Reason for Approval:*

1. The Committee has reached an overall balanced judgement that the economic and other public benefits of the proposal outweigh the actual or potential harm to biodiversity, heritage and landscape identified by specialist officers and set out in the report.

The key factors taken into account by the Committee are set out below:

**Economic and other public benefits**

- Retention and expansion of local and off-site employment and training opportunities in a modern and expanding business with international dimensions and the expansion of opportunities in the locally-based supply chain for that business
- The Council's active support for a long-established and developing locally-based and highly regarded business will enhance the reputation of High Peak as a good location for developing businesses providing other local work opportunities
- Alternative appropriate buildings or sites for the development are not available, if the application is refused the business would be likely to be developed outside High Peak
- The Council has approved many housing sites and must also provide jobs for these residents

**Biodiversity, heritage and landscape issues**

- **Heritage:** specialist officers have raised specific negative issues in relation to particular characteristics of the context in which the proposed development would be located. These negative aspects are classified as 'less than substantial' which requires a balanced judgement or judgements to be made about their significance
- **Biodiversity:** the Council could use its influence to find common ground between the applicant and consultees and to achieve suitable mitigation by way of conditions(s)
- **Landscape and heritage:** it is a matter of regret that the application falls outside the development boundary in the local plan. However, a major positive characteristic of the area as a whole is a very mixed background and history and the positive use that has been made of that history and heritage (eg tourism, HSE, industrial estate etc.) The views from Solomon's Temple/Grinlow Tower are just as much about local interest and variety as natural beauty and heritage. It is in this spirit that the Committee has assessed its judgement on the relative lesser weight to accord to the landscape and heritage issues by comparison with the economic and other public benefits set out above.

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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.

*Local Highways Authority:*

2. Car parking spaces should measure a minimum of 2.4m x 5.5m (larger in the case of spaces for use by disabled drivers) with an additional 0.5m of width to any side adjacent to a physical barrier e.g. wall, fence, etc. and adequate space behind each space for manoeuvring.

*HPBC Environmental Health*

3. There shall be no visible dust emissions beyond the site boundary associated with construction/demolition works undertaken at the site. In controlling dust on site, the contractor shall have due regard to the Building Research Establishment Document 'Control of Dust from Construction and Demolition Activities' (BR456) and the Institute of Air Quality Managements 'Assessment of dust from demolition and Construction' (2014).

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.

There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974 to reduce noise and vibration from the site to a minimum, shall be employed at all times during construction.

*Lead Local Flood Authority*

It should be noted that the information detailed below (where applicable), will be required as an absolute minimum in order to discharge any of the drainage conditions set by the LPA):

A. The County Council does not adopt any SuDS schemes at present (although may consider ones which are served by highway drainage only). As such, it should be confirmed prior to commencement of works who will be responsible for SuDS maintenance/management once the development is completed.

B. Any works in or nearby an ordinary watercourse may require consent under the Land Drainage Act (1991) from the County Council. For further advice, or to make an application please contact [Flood.Team@derbyshire.gov.uk](mailto:Flood.Team@derbyshire.gov.uk).

C. No part of the proposed development shall be constructed within 5-8m of an ordinary watercourse and a minimum 3 m for a culverted watercourse (increases with size of culvert). It should be noted that DCC have an anti-culverting policy.

D. The applicant should be mindful to obtain all the relevant information pertaining to proposed discharge in land that is not within their control, which is fundamental to allow the drainage of the proposed development site.





E. The applicant should demonstrate, to the satisfaction of the Local Planning Authority, the appropriate level of treatment stages from the resultant surface water discharge, in line with Table 4.3 of the CIRIA SuDS Manual C753.

F. The County Council would prefer the applicant to utilise existing landform to manage surface water in mini/sub-catchments. The applicant is advised to contact the County Council's Flood Risk Management team should any guidance on the drainage strategy for the proposed development be required.

G. The applicant should provide a flood evacuation plan which outlines:

- The flood warning procedure
- A safe point of extraction
- How users can safely evacuate the site upon receipt of a flood warning
- The areas of responsibility for those participating in the plan
- The procedures for implementing the plan
- How users will be made aware of flood risk
- How users will be made aware of flood resilience
- Who will be responsible for the update of the flood evacuation plan

H. Flood resilience should be duly considered in the design of the new building(s) or renovation. Guidance may be found in BRE Digest 532 Parts 1 and 2, 2012 and BRE Good Building Guide 84.

I. Surface water drainage plans should include the following:

- Rainwater pipes, gullies and drainage channels including cover levels.
- Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients, flow directions and pipe numbers.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

J. On Site Surface Water Management;

- The site is required to accommodate rainfall volumes up to the 1% probability annual rainfall event (plus climate change) whilst ensuring no flooding to buildings or adjacent land.
- The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas, etc, to demonstrate how the 100 year + 40% Climate Change rainfall volumes will be controlled and accommodated. In addition, an appropriate allowance should be made for urban creep throughout the lifetime of the development as per 'BS 8582:2013 Code of Practice for Surface Water Management for Developed Sites' (to be agreed with the LLFA).
- Production of a plan showing above ground flood pathways (where relevant) for events in excess of the 1% probability annual rainfall event, to ensure exceedance routes can be safely managed.
- A plan detailing the impermeable area attributed to each drainage asset (pipes, swales, etc).

Peak Flow Control

- For greenfield developments, the peak run-off rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event, should never exceed the peak greenfield run-off rate for the same event.





#### Volume Control

- For greenfield developments, the runoff volume from the development to any highway drain, sewer or surface water body in the 6 hour 1% probability annual rainfall event must not exceed the greenfield runoff volume for the same event.

Note:- If the greenfield run-off for a site is calculated at less than 2 l/s, then a minimum of 2 l/s could be used (subject to approval from the LLFA).

- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional.
- Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within the highway.
- Guidance on flood pathways can be found in BS EN 752.
- The Greenfield runoff rate which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage for a site should be calculated for the whole development area (paved and pervious surfaces - houses, gardens, roads, and other open space) that is within the area served by the drainage network, whatever the size of the site and type of drainage system. Significant green areas such as recreation parks, general public open space, etc., which are not served by the drainage system and do not play a part in the runoff management for the site, and which can be assumed to have a runoff response which is similar to that prior to the development taking place, may be excluded from the greenfield analysis.

K. If infiltration systems are to be used for surface water disposal, the following information must be provided:

- Ground percolation tests to BRE 365.
  - Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
  - Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003.
  - Volume design calculations to 1% probability annual rainfall event + 40% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 – Table 25.2.
  - Location plans indicating position (soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
  - Drawing details including sizes and material.
  - Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.
- Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

L. All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable.)

M. The applicant should submit a comprehensive management plan detailing how surface water shall be managed on site during the construction phase of the development ensuring there is no increase in flood risk off site or to occupied buildings within the development.



X *J Colley*

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Signed by: Jane Colley Signature  
**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](http://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





## High Peak Borough Council

*working for our community*

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.

