

Tom Hiles
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

Your Ref TBC
Our Ref Toddbrook Reservoir DOC
 4, 14 and 40

Submitted via Planning Portal

13 September 2022

Dear Tom Hiles,

Details in support of the discharge of conditions 4, 14 & 40 attached to planning permission HPK/2021/0607 for the construction of replacement spillway and associated dam infrastructure works

Toddbrook Reservoir, Reservoir Road, Whaley Bridge

I am pleased to submit, on behalf of Canal & River Trust, an application to discharge conditions 4, 14 & 40 attached to planning permission HPK/2021/0607 for the construction of replacement spillway and associated dam infrastructure works at Toddbrook Reservoir.

The application has been submitted via the Planning Portal (Reference PP-11526131) and the appropriate fee has been paid.

The requirements of conditions 4, 14 & 40 are summarised below:

Condition No	Condition Title	Condition Type
4	Submission of full design details	Prior to installation
14	Full scheme of heritage mitigation measures in accordance with Chapter 8 of the ES	Prior to the commencement of development other than site preparation, tree removal and site compound set-up
40	Comprehensive fully specified landscape scheme	Within three months of the commencement of development

Canal & River Trust
National Waterways Museum, South Pier Road, Ellesmere Port,
Cheshire, CH65 4FW
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Patron: H.R.H. The Prince of Wales. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792. registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB

In addition to this covering letter, the following documents comprise the present application:

- Application Form
- Plans and documents, as follows:

Condition No	Information submitted
4	<u>Boom design</u> • P11742-ARP-YL-001-001-DR-C-1580 Reservoir Boom General Arrangement & Anchorage Details <u>Outlet control kiosk</u> • P11742-ARP-YL-001-001-DR-M-1804 Proposed Drawoff pipe Kiosk and Hydraulic Pipework • P11742-ARP-YL-001-001-DR-S -1805 Kiosk Details and Sections <u>Access stairs into tumble bay</u> • P11742-ARP-YL-001-001-DR-C-1212 Proposed weir and tumble bay access steps <u>Maintenance access track including details of existing and proposed levels and any retaining structure</u> • P11742-ARP-YL-001-001-DR-C-1527 Proposed access track plan and long sections • P11742-ARP-YL-001-001-DR-C-1528 Proposed access track cross sections <u>Spillway railings/parapet</u> • P11742-ARP-YL-001-001-DR-AL-1927 Spillway Railing Design Intent (Sheet 1 of 3) • P11742-ARP-YL-001-001-DR-AL-1928 Spillway Railing Design Intent (Sheet 2 of 3) • P11742-ARP-YL-001-001-DR-AL-1929 Spillway Railing Design Intent (Sheet 3 of 3) <u>Interactive elements to be installed in Memorial Park</u> • P11742-ARP-YL-001-001-DR-AL-1915 Memorial Park Detailed Playground Plan <u>Details for formation of the beach area adjacent to the replacement weir, and access to it</u> • P11742-ARP-YL-001-001-DR-C-1640 Beach Area Formation
14	• Heritage Mitigation Timetable
40	• P11742-ARP-YL-001-001-SP-AL-0243_C01 Landscape Specification • P11742-ARP-YL-001-001-DR-AL-1910_C01 Memorial Park Detailed Hard Landscape Plan (Sheet 1 of 2) • P11742-ARP-YL-001-001-DR-AL-1911_C01 Memorial Park Detailed Hard Landscape Plan (Sheet 2 of 2) • P11742-ARP-YL-001-001-DR-AL-1912_C01 Memorial Park Detailed Soft Landscape Plan (Sheet 1 of 3)

Condition No	Information submitted
	• P11742-ARP-YL-001-001-DR-AL-1913_C01 Memorial Park Detailed Soft Landscape Plan (Sheet 2 of 3) • P11742-ARP-YL-001-001-DR-AL-1914_C01 Memorial Park Detailed Soft Landscape Plan (Sheet 3 of 3) • P11742-ARP-YL-001-001-DR-AL-1915_C01 Memorial Park Detailed Playground Plan • P11742-ARP-YL-001-001-DR-AL-1916_C01 Memorial Park Landscape Setting Out Drawing (Sheet 1 of 2) • P11742-ARP-YL-001-001-DR-AL-1917_C01 Memorial Park Landscape Setting Out Drawing (Sheet 2 of 2) • P11742-ARP-YL-001-001-DR-AL-1918_C01 Memorial Park Tree Protection Plan • P11742-ARP-YL-001-001-DR-AL-1920_C01 Memorial Park Hard Landscape Details (Sheet 1 of 3) • P11742-ARP-YL-001-001-DR-AL-1921_C01 Memorial Park Hard Landscape Details (Sheet 2 of 3) • P11742-ARP-YL-001-001-DR-AL-1922_C01 Memorial Park Hard Landscape Details (Sheet 3 of 3) • P11742-ARP-YL-001-001-DR-AL-1923_C01 Memorial Park Soft Landscape Details (Sheet 1 of 2) • P11742-ARP-YL-001-001-DR-AL-1924_C01 Memorial Park Soft Landscape Details (Sheet 2 of 2) • P11742-ARP-YL-001-001-DR-AL-1925_C01 Memorial Park Soft Landscape Channel Sections • P11742-ARP-YL-001-001-DR-AL-1926_C01 Spillway Cladding Design Intent • P11742-ARP-YL-001-001-DR-AL-1927_C01 Spillway Railing Design Intent (Sheet 1 of 3) • P11742-ARP-YL-001-001-DR-AL-1928_C01 Spillway Railing Design Intent (Sheet 2 of 3) • P11742-ARP-YL-001-001-DR-AL-1929_C01 Spillway Railing Design Intent (Sheet 3 of 3) • P11742-ARP-YL-001-001-DR-AL-1930_C01 Spillway Turret Steps Landscape Details

Condition 4

Condition 4 provides as follows:

Prior to installation or commencement of development of the following elements, full design details shall be submitted to and approved in writing by the Local Planning Authority (LPA).

- *Boom design*
- *New park footbridge*
- *Outlet control kiosk*
- *Spillway vehicle access bridge*
- *Turret structures*

- *Access stairs into tumble bay*
- *Maintenance access track including details of existing and proposed levels and any retaining structure*
- *Spillway railings/parapet*
- *Bollards and all other similar functional elements within the sailing club and Memorial Park*
- *Interactive elements to be installed in Memorial Park*
- *Details of new history interpretation boards/panels*
- *Details for formation of the beach area adjacent to the replacement weir, and access to it*
- *Details of water supply pipework to Brookfield Pond*
- *Any other elements marked indicative or to be confirmed within the approved plans*

The development shall be completed in strict accordance with the approved details.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

Details are provided in relation to the following: Boom design; Outlet control kiosk; Access stairs into tumble bay; Maintenance access track including details of existing and proposed levels and any retaining structure; Spillway railings/parapet; Interactive elements to be installed in Memorial Park; Details for formation of the beach area adjacent to the replacement weir, and access to it. Partial discharge of Condition 4 is therefore sought.

Further details will be submitted in due course as part of a separate application.

Condition 14

Condition 14 provides as follows:

A timetable for the provision and implementation of a full scheme of heritage mitigation measures, in accordance with Chapter 8 of the Environmental Statement submitted with the application, shall be submitted to and agreed in writing by the Local Planning Authority prior to commencement of any development other than site preparation/enabling works comprising site preparation, tree removal and site compound set-up. All measures set out in the approved scheme shall be satisfied within the agreed timescales.

Reason:- In accordance with the provisions of Policies EQ7 of the High Peak Local Plan 2016 and Chapter 16 of the National Planning Policy Framework.

A Heritage Mitigation Timetable is submitted in support of the full discharge of Condition 14. Full details of proposed historical interpretation will be submitted separately under Condition 4.

Condition 40

Condition 40 provides as follows:

Within three months of the commencement of development (including any demolition, removal of existing structures, site clearance, site stripping, site establishment or formation/improvement of temporary / permanent access) a comprehensive and fully specified landscaping scheme shall be submitted to and approved in writing by the LPA. Such a scheme shall be in full accordance with the ARUP Sailing Club Landscape GA Plan drg. no. P11742-ARP-YL-001-001-DR-AL-5900 Rev P5 and ARUP Memorial Park Landscape GA Plan drg. no. P11742-ARP-YL-001-001-DR-AL-5901 Rev P4 hereby approved and shall include details of the restoration of the land temporarily in use for emergency

pumping equipment, and details of all hard surfacing. The landscaping scheme shall include full details of all new trees, shrubs and other vegetation, giving specification for species, positions, planting sizes and numbers/densities/patterns of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees, shrubs and other vegetation planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Reason:- To protect the health and amenity of trees in accordance with Policies EQ2 and EQ9 of the High Peak Local Plan 2016 and paragraphs 174 and 180 of the National Planning Policy Framework, and to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Local Plan policies S1 and EQ6.

A detailed landscaping scheme is submitted in relation to Memorial Park and surroundings. We will not be in a position to provide landscape details for the Sailing Club land until we have reached that stage of detailed design.

As such, partial discharge of Condition 40 is sought, with further details to be provided to the Local Planning Authority once available.

I trust that this application provides all necessary information for conditions 4, 14 and 40 to be discharged or part discharged. Should you have any queries please do not hesitate to contact me.

Yours sincerely,

James Dunn MRTPI

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