



High Peak Borough Council

working for our community

02/02/2023

My ref: TCH/DOC/2022/0051

Your ref:

Mr Matthew Sharp
Mellor Homes
69 Lower Fold
Marple Bridge
Cheshire
SK6 5DU

Dear Mr Matthew Sharp

DOC/2022/0051 - Application for Approval of Details Reserved by Condition 6/7/8/9/12 of HPK/2021/0081 at Land Off Longclough Drive Longclough Drive, Simmondley Glossop

Condition 6

No development above foundation level shall be commenced until full details of the footpath within the public open space have been submitted to and approved in writing by the Local Planning Authority. These details shall include full construction details, surfacing details, finished levels and design details of any retaining structures, steps and thresholds to the surrounding pavements. The approved details shall be completed in full prior to first occupation of the approved units.

The footpath details set out in the following drawing are acceptable and condition 6 is discharged. Development shall be undertaken in strict accordance with the submitted details.

1007 P01 External Works General Arrangement and Details

Condition 7

No development above foundation level shall commenced until details of the locations and design of bin stores serving each unit have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of each dwelling

The submitted details of bin stores are acceptable and condition 7 is discharged. For the avoidance of doubt the approved details are as indicated on:

- Locations shown on 1300 A DR 150 Proposed Site Plan – Discharge of Planning Conditions
- Design as shown on the email received 14.01.2023

Condition 8

Prior to the first use of any external facing materials, samples or full product details of all such materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

The facing stone and roof tiles indicated in the email received 14.01.2023 are acceptable and the development shall be completed in strict accordance with these details.

Condition 9

The development shall be undertaken in strict accordance with the details of tree works and tree protection measures set out in the Arboricultural Statement ref CW/10007-AS-3, dated July 2021, as supplemented by the revised Tree Protection Plan ref 10007-P-TP-9 dated 7 July 2022.

Condition 9 does not require the submission of any further details for approval. The condition requires compliance with the approved details listed within it.

Condition 12

A report (to be undertaken by Avian Ecology or another appropriately qualified ecologist) providing a full review of the Biodiversity Management Plan, and the implemented measures, shall be submitted to and approved in writing by the Local Planning Authority no later than five years following completion of the enhancements indicated in the BMP.

Following approval of the review report, any recommendations within the report for amendments to the provisions of the BMP (or other works or enhancements) shall be implemented within a timescale to be set out in the review report or otherwise agreed with the Local Planning Authority.

Condition 12 cannot be discharged at this stage.

Discharging the condition requires the completion of the measures indicated in the approved biodiversity management plan, comprising an initial two-year management programme, and including the formation of a hibernacula and an invertebrate log pile, and monitoring, followed by a review of the enhancements and the BMP, and the submission of a report setting out the findings of that review. Installation of bird and bat boxes as indicated the submitted photos is not sufficient to satisfy these requirements.

Yours faithfully

Tom Hiles