



Development Services
High Peak District Council

Eden Land Planning Ltd
c/o FKGB
201 Haverstock Hill (Second Floor)
London
NW3 4QG

23rd January 2023

Dear High Peak Borough Council

Planning application ref: PP-11868918
Land south of Hollincross Lane, Glossop, SK13 8JH

I am writing on behalf of Glossop Eden Ltd with regard to a planning application at the above site. The application is for:

Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 24 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping (resubmission of application reference HPK/2020/0334).

The application follows the refusal of previous application reference HPK/2020/0334 by High Peak District Council on 24th January 2022. The application was then subject to a planning appeal which was dismissed on 28th November 2022 (Planning Inspectorate reference APP/H1033/W/22/3303566). The proposals have been amended and additional information provided to address the two issues that formed the grounds for dismissal, namely the housing mix (specifically the lack of one-bedroom homes) and clarity regarding accessibility standards.

The changes to the proposals are set out in more detail in a planning statement by WSP which forms part of this application. In summary, however, the amendments to the scheme comprise:

- 2no. one-bedroom homes have been created in lieu of a three-bedroom home, bringing the total number of homes proposed from 23 to 24
- an additional parking space has been created to serve the additional home
- the Design and Access Statement includes details of compliance with relevant accessibility standards
- the arboricultural impact assessment and arboricultural method statement, and the landscape structure plan have been updated to proactively address Ash die-back.

The following plans and documents have been submitted with this application:

- 5417-PAL-ZZ-ZZ-DR-A-1000 P2 - Location Plan



- 5417-PAL-ZZ-ZZ-DR-A-1001 P3 - Existing Site Plan
- 5417-PAL-ZZ-ZZ-DR-A-1002 P2 - Existing Site Levels Plan
- 5417-PAL-ZZ-ZZ-DR-A- 1100 P18 - Proposed Site Plan
- 5417-PAL-01-ZZ-DR-A-1101 P4 - B01 Proposed Floor Plans and Elevations
- 5417-PAL-02-ZZ-DR-A-1101 P1 - B02 Proposed Floor Plans and Elevations
- 5417-PAL-03-ZZ-DR-A-1101 P1 - B03 Proposed Floor Plans and Elevations
- 5417-PAL-04-ZZ-DR-A-1101 P1 - B04 Proposed Floor Plans and Elevations
- 5417-PAL-05-ZZ-DR-A-1101 - B05 Proposed Floor Plans and Elevations
- 5417-PAL-10-ZZ-M3-A-1101 P2 - B10 Proposed Floor Plans and Elevations
- 5417-PAL-BS-ZZ-DR-A-1101 P1 - Bin Store Proposed Floor Plans and Elevations
- 5417-PAL-RC-XX-DR-A-1100A - Redcourt Existing Elevations
- 5417-PAL-RC-XX-DR-A-1300E - Redcourt Proposed Elevations
- 5417-PAL-RC-ZZ-DR-A-1001A - Redcourt Existing Floor Plans
- 5417-PAL-RC-ZZ-DR-A-1201D - Redcourt Proposed Floor Plans
- 5417-PAL-ZZ-ZZ-DR-A- 1102 P7 - Boundary Treatment Plan
- 5417-PAL-ZZ-ZZ-DR-A- 1103 P1 - Affordable Housing Plan
- 5417-PAL-ZZ-ZZ-DR-A-1200 P7 - Proposed Site Sections
- 5417-PAL-ZZ-ZZ-DR-A-1201 P3 - Site Section and Street Elevation
- P5417 - P8 - Accommodation Schedule
- Planning Statement
- Heritage Statement
- Draft Heads of Terms for section 106 legal agreement
- Design and Access Statement Rev 04
- Building for Life Assessment
- VN201622 - TS_02a Transport Statement
- 6004.01A Tree Survey and Root Protection Area
- 6004.02C Tree Protection Plan
- MG.6004.AIA_AMSREV C.JAN23 - Arboricultural Impact Assessment and Arboricultural Method Statement
- MG.6004.TSR.REV A.JAN23 - Tree Survey Report
- 6004.03F Landscape Structure Plan Jan 23
- Woodland and Open Space Management Plan
- FRA and Drainage Management Strategy Rev 4.1
- EDE01-101-Rev D Main Drainage Layout
- EDE01-102-Rev D Impermeable Areas Plan
- EDE01-103-Rev A Longitudinal Section Sheet 1 of 2
- EDE01-104-Rev A Longitudinal Section Sheet 2 of 2
- EDE01-105-Rev A Manhole Schedule
- EDE01-301-Rev I External Works
- EDE01-Drainage Network Details



- Extended Phase 1 Habitat Survey and Daytime Bat Survey
- Bat Surveys - Rev A
- Daytime Bat Survey of Trees - Rev A
- Ecological Assessment 2020
- Ecological Management Plan - REV.B
- Energy Statement
- Sustainability Statement
- M682-0719 Structural Condition Report
- 12804-HYD-XX-XX-RP-GE-1001-S0-P01 Ground Condition Desk Study

The application is the first revision of an application of the same character on the same site by the same applicant and is within 12 months of the date of the decision on that application. The application does not therefore require a planning fee.

I trust the application includes all of the documents necessary to validate the application and I look forward to receiving confirmation in due course.

Yours sincerely

Michael Drake

Michael Drake MRTPI
Head of Planning
Eden Land Planning Ltd