



High Peak Borough Council

working for our community

Mr Matthew Carpenter
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Bury St Edmunds
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11-59 High Road
London
N2 8AW

Application no: DET/2023/0006

Determined on: 11/04/2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

**PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED
APPROVED**

High Peak Borough Council hereby **APPROVE** this application for **DETERMINATION** for

**Demolition of buildings - Vacant Restaurant and Public House at Wren Nest
Retail Glossop Brook Road Glossop**

in accordance with the submitted application, details and accompanying plans and documents listed below:

Location Plan (Ref: 0001a)
Block Plan (Ref: 0002)
Outline Demolition Scope of Works (Glanville 1st January 2023)

and subject to the following conditions:

1. The demolition works hereby approved shall be carried out within a period of 5 years from the date of this approval

Reason:- In accordance with Part 11, Class B, Paragraph B.2(ix)(aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended





2. The demolition hereby approved shall be carried out in strict accordance with the submitted 'Outline Demolition Scope of Works' document prepared by Glanville dated 1st January 2023

Reason:- For the avoidance of doubt and in the interests of public amenity and highway safety

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).

Reason:- In the interests of residential and public amenity

4. Any waste materials associated with the demolition hereby approved shall not be burnt on site and shall be kept securely for removal. There shall be no fires lit on site for the purpose of disposing demolition materials. Any open fires that arise shall be extinguished without delay

Reason:- In the interests of residential and public amenity

5. All demolition works shall be carried out strictly within the following hours:
- 08:00 – 17:00 Monday – Fridays
 - 08:00 -13:00 Saturdays
 - No working is permitted on Sundays or Bank Holidays

Reason:- In the interests of residential and public amenity.

6. No demolition works shall take place between the 1st May – 31st September, unless a bat survey has been undertaken by a qualified ecologist and the results have been submitted to and approved in writing by the Local Planning Authority. Should bats be present in the building, details of any mitigation shall be submitted to and approved in writing by the Local Planning Authority or a copy of a Natural England license shall be submitted to the Local Planning Authority.

Reason: In the interests of ecology and biodiversity.



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X *J. Colley*

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 DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: 0333 880 2000, as per your website.

1. 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.

2. 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. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.highpeak.gov.uk 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.

3. 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.

4. 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.



5. 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.
6. 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 do so within 12 weeks of the date of this notice.
7. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
10. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
11. 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.