
From: Reuben Thorpe (Place)
Sent: 09 May 2023 17:07
To: Simpkin, Rachael.; Planning (HPBC)
Cc: Steve Baker (Place)
Subject: APPLICATION: HPK/2022/0474: Archaeology

Categories:

APPLICATION: HPK/2022/0474

LOCATION: Charlestown Works Charlestown Glossop

PROPOSED DEVELOPMENT: Proposed change of use from offices to 24 Apartments and associated car parking

Application:

Dear Rachael

Thank you for consulting on this application. The proposed development area is recorded in the Derbyshire Historic Environment Record as being on part of the *"Former site of Turnlee Paper Mills, Turnlee Road and Charlestown Road, Glossop, an industrial complex established in 1790."* Which is recorded (MDR689) as a heritage asset, the remains of which way be susceptible to below ground intrusions. In considering this application I acquainted myself with the planning history for the site and in doing so find that there seem to be some unresolved matters relating to previous permission, to which this proposal for a change of use pertains, which require resolution.

HPK/2013/0597 an outline application for *demolition of existing structures & erection of up to 105 dwellings including 14 in the conversion of the former office building.....* was given outline planning permission (140317) in March 2014 (permission expiring March 2017). Condition 20 of this permission required archaeological works comprising building recording, followed by intra demolition watching brief work, followed by evaluation trenching and any necessary mitigation work be undertaken prior to and during development.

My colleague, in an e-mail of 7th October 2016, when commenting on reserved matters application for the same site under HPK/2016/0520, outlined that archaeological concerns were to be addressed in the condition in the outline consent of HPK/2013/0597. Consequently this office has had sight, in Nov 2016, of a draft WSI for the works and has reviewed the primary standing building record and discussed by e-mail with the contractors the pathway to project completion. This pathway included additional work, an amendment of the WSI, the excavation of evaluation trenches and other mitigation as necessary. While we note that such work was expected to commence, and see from google earth that the development of the hosing to the east of the present application, is almost complete - bar this proposal for a change in use - we have yet to receive a report on any of the archaeological works undertaken and that part of the condition of the initial planning consent has not been fulfilled.

This, subsequent application, however seeks a change in use on a part of the site that was previously encumbered by buildings (recorded in 2016?) while work on the new building (that this change of use refers to) is clearly underway. On this basis we would request a holding refusal until the applicant can provide a professionally authored Heritage Statement that outlines the state of play of the development in relation to archaeological work undertaken on the site so far, what discoveries have been made and whether or not planning conditions have been complied with.

Please contact me when this has been supplied.

Best regards
Reuben

Reuben Thorpe, MCIfA, FSA | Development Control Archaeologist |
Conservation Heritage and Design Service | Place | Derbyshire County Council |

Visit us at www.derbyshire.gov.uk | Follow us on [Twitter](#) | Find us on [Facebook](#)

Please note that I work half time and am in the office on alternating weeks, Monday – Wednesday and Monday/Tuesday.

Join thousands of local residents who receive regular county council news direct to their inbox. Go to our [website](#) and click on the Sign Up button.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting www.derbyshire.gov.uk.

If you want to work for us go to our job pages on www.derbyshire.gov.uk/jobs. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it.

Under the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Any personal information you have given us will be processed in accordance with our privacy notices, available at www.derbyshire.gov.uk/privacynotices.

Derbyshire County Council reserves the right to monitor both sent and received emails.

CONTROLLED