

High Peak Borough Council - Planning
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

19 May 2023
EP ref: 21-485

Dear Sir or Madam

Re: Planning Portal reference: PP-12170764 - Former Bridge Mills Site, New Road, Tintwistle

We are instructed by Barratt Homes Manchester Ltd to submit an application for the discharge of condition 15 of reserved matters approval ref. HPK/2018/0161 following outline approval HPK/2016/0691 for construction of up to 165 dwellings with associated works, public open space and vehicular and pedestrian access off New Road.

Condition 15 states:

“15. No part of the development shall be first occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the approved facilities retained for the designated purposes at all times thereafter.”

The following documents are submitted to discharge this condition:

- Refuse strategy (dwg. 472/P/RS/01 Rev N);
- Bin store plans and elevations (dwg. 472/P/BS01);
- Car park and driveway construction details (dwg. STD/ED/26 Rev A); and,
- Road construction detail - Sheet 1 of 2 (dwg. 472/ED/13 Rev D).

The submitted refuse strategy indicates the bin storage areas at each dwellings, as well as the proposed route of bins from the dwelling to the collection points. Plots 112 to 118 will have access to a bin store (4.6m x 6.2m) which will store approximately 24 single wheelie bins.

The proposed bin storage areas at each dwelling will house one of each general waste, paper & cardboard, glass & plastic and garden waste.

The Waste Authority have previously raised concerns in relation to refuse vehicles accessing the shared private drives. We can confirm that the shared private drives are designed to accommodate refuse, fire service and commercial vehicles. Please see submitted drawings 472/ED/13 D – Road Construction Details (refer to 'Shared Surface Cross Section') and 472/ED/26 A – Car Park and Driveway Construction Details. (refer to 'Typical Flexible Private Car Park Construction Shared Drives over 30m in Length, Circulation Routes or Fire Access Routes or Access Frequently used by Commercial Vehicles'). These demonstrate that the specifications for both are the same. It is also standard practice for refuse and fire vehicles to park 20 metres onto shared private drives, which would enable safe collection of bins from the dwellings near the Trans-Pennine Trail.

We trust that the above meets with your requirements and that you are able to discharge condition 15 attached to reserved matters approval HPK/2018/0161. However, should you have any queries or require any further information then please do not hesitate to contact me at your earliest opportunity.

Yours sincerely
Emery Planning

John Coxon

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