

George Bissett

16 Old Market Place
Altrincham
WA14 4DF

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

Dear Sir/Madam,

**Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF:
HPK/2020/0073**

We are pleased to submit this application to approve details reserved by condition on behalf of Carpenter Ltd for the following conditions:

- Condition 6 – Tree Protection
- Condition 8 – Nesting Birds
- Condition 9 – Biodiversity Enhancement Plan
- Condition 13 – Surface Water Drainage
- Condition 14 – Surface Water Run-off
- Condition 16 – Construction Method Statement (partial discharge)
- Condition 17 – Contamination Remediation Strategy
- Condition 20 – Suspended Solids (partial discharge)

The conditions were reserved on consent ref: HPK/2020/0073 for:

Demolition of existing building, partial dismantling of second building, construction of new building elevation, realignment of existing kerbs, formation of new access road and on-site staff car parking facilities, bunded off-load area and extension of existing trailer park hardstanding area.

The requisite planning application fee (£116) has been paid online via the planning portal (PP- 12212611).

The application is also supported by the following plans and documents:

- Arboricultural Letter, prepared by JCA;
- Biodiversity Enhancement Plan, prepared by LM Ecology;
- Drainage Design Summary Report, prepared by Clancy;
- Demolition Methodology, prepared by BDB Dismantling;
- Task Specific Risk Assessments, prepared by BDB Dismantling;
- Programme of Works, prepared by BDB Dismantling; and

- Phase 2 Site Investigation Report, prepared by Clancy.

The application is accompanied by a suite of technical documents which are submitted to facilitate the review and subsequent discharge of the associated conditions. Table 1.0 below sets out the conditions to which this application relates and the supporting information provided.

Table 1.0 – Discharge of Conditions		
No.	Condition Wording	Information Submitted
6	<i>No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a tree protection scheme in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority. Thereafter the tree protection measures shall be installed, prior to the commencement of development, in accordance with the approved details and shall remain in place for the duration of the construction works.</i> <i>Reason:- To protect the health and amenity of the trees in accordance with Policies EQ2 and EQ9 of the High Peak Local Plan 2016 and paragraph 118 of the National Planning Policy Framework.</i>	Arboricultural Letter
8	<i>No removal of hedgerows, trees, shrubs or brambles or demolition shall take place between 1st March and 31st August inclusive, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the local planning authority and then implemented as approved.</i> <i>Reason:- To mitigate against the loss of existing biodiversity and nature habitats in accordance with Policy EQ5 of the High Peak Local Plan.</i>	Biodiversity Enhancement Plan
9	<i>Prior to the commencement of the development hereby approved a biodiversity enhancement plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall include all mitigation and enhancement as outlined in the EIA (LM Ecology January 2020) including:-</i> <i>a) Method statements covering demolition, badger, hedgehog and non-native invasive plants</i> <i>b) Description and location of features to be enhanced including bird and bat nest boxes.</i> <i>c) Appropriate on-going maintenance of bat and bird boxes</i> <i>d) Tree and shrub planting and aftercare along the south west boundary immediately adjacent to the Glossop Brook.</i> <i>The approved BEMP shall be implemented in full before the development hereby approved has been first brought into use.</i>	Biodiversity Enhancement Plan

	<i>Reason:- To safeguard and enhance the ecology of the area in accordance with Policy EQ5 of the High Peak Local Plan and the National Planning Policy Framework.</i>	
13	<i>No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:</i> <i>a. Clancy Consulting Limited (26th February 2020) Flood Risk & SuDS Assessment Carpenters, Glossop, SK13 6LE, Revision B, ref 8/2296, including any subsequent amendments or updates to that document as approved by the Flood Risk Management Team,</i> <i>b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015),</i> <i>has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be operating before the first occupation of the development hereby approved.</i> <i>Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority, in advance of full planning consent being granted.</i>	Drainage Design Summary Report Drainage Operations Maintenance Manual
14	<i>Prior to commencement of the development, the applicant shall submit for written approval to the Local Planning Authority details indicating how additional surface water runoff from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.</i> <i>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development.</i>	Drainage Design Summary Report
16	<i>Prior to the commencement of the development hereby approved a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. This should include details of the means for ensuring the existing water mains and sewers laid within the site boundary are protected from damage during the construction/demolition phases. This must include a risk assessment for the prevention of pollution of all water mains and sewers located within the site. Identified protection measures must be implemented in full accordance with the approved details.</i> <i>Reason: In the interest of public health and to ensure protection of the public water supply/public sewerage.</i>	Demolition Methodology Task Specific Risk Assessments Programme of Works
17	<i>No development approved by this planning permission shall commence until a remediation strategy to deal with the risks</i>	Phase 2 Site Investigation Report

	<i>associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy shall include the following components:</i> <i>1. A site investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.</i> <i>2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. Thereafter the approved remediation measures shall be implemented in full.</i> <i>3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.</i> <i>Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.</i> <i>Reason:- To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.</i>	
20	<i>The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, an approved by, the local planning authority. The scheme shall be implemented as approved.</i> <i>Reason:- To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.</i>	Demolition Methodology Task Specific Risk Assessments

Information Summary

Condition 6 – The submitted Arboricultural Letter confirms that the existing site features will provide sufficient protection for trees during the demolition and construction phases and that no temporary measures are required to be put in place.

Condition 8 – The submitted BEMP includes a Method Statement for the Protection of Nesting Birds (p.13). The statement contains details of measures to protect the nesting bird interest on the site.

Condition 9 – The submitted BEMP includes method statements covering demolition, badger, hedgehog and non-native invasive plants, description and location of features to be enhanced including bird and bat nest boxes and appropriate ongoing maintenance of bat

and bird boxes. As there is no scope for tree and shrub planting along the south west boundary with Glossop Brook, landscaping is not considered.

Conditions 13 and 14 – The submitted Drainage Design Summary Report sets out details indicating how additional surface water run-off from the site will be avoided during the construction phase. A Drainage Operations & Maintenance Manual is included in the appendices.

Conditions 16 and 20 – The submitted Demolition Methodology, Task Specific Risk Assessments and Schedule of Works provide details of the means for ensuring the existing water mains and sewers laid within the site boundary are protected from damage during the demolition phase and a scheme to treat and remove suspended solids from surface water run-off during demolition. A risk assessment for the prevention of pollution of all water mains and sewers located within the site is included in the Task Specific Risk Assessments.

The submitted documents supporting the discharge of Conditions 16 and 20 relate to the demolition phase of the development. Therefore, this application seeks the partial discharge of these conditions so that demolition works as laid out in the submitted documents can commence.

Condition 17 – The submitted Phase 2 Site Investigation Report includes a site investigation scheme providing information for a detailed assessment of the risk to all receptors that may be affected, including those offsite. The report finds that further remediation is not required. Therefore, Parts 2 and 3 of Condition 17 are not applicable.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

George Bissett