

ealt with by: Rachael Simpkin

Our Ref: DOC/2022/0058

Direct Dial: (01538) 395400 ext. 4122

4th September 2023

Mr Jonathan Burns
Pegasus Group
Queens House
Queen Street
Manchester
United Kingdom
M2 5HT

Dear Jonathan,

**Discharge of conditions 12, 13, 15, 20 & 32 relating to planning permission ref.
HPK/2021/0145 (Phase Units B & C: Retail Parade & Nursery)
at land at Foxlow Fields, Ashbourne Road, Buxton.**

I refer to correspondence in connection with conditions imposed on the above planning permission and for the purposes of this letter, please note my comments as follows:

External Appearance: Buildings & Hard Surfacing

12. Notwithstanding any description of materials in the application, no above ground construction works relating to the development hereby approved in any phase of development shall take place, other than those works included within the enabling works phase as approved through condition 03, until samples and full specifications of materials to be used externally on the approved buildings and site hard surfacing, together with eaves, verges, windows, door details within that phase have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant phase of development.

Reason:- In the interests of visual amenity and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

CONDITION SATISFIED as follows:

Elevations:

- **Nursery Elevations drawing ref. 1240-310 Rev P**
- **Nursery Materials 1240-8102-P-02**
- **Retail Units Elevations drawing ref. 1240-321-P-04**
- **Retail Units Materials 1240-8101-P-03**



Hard surfacing:

- **Hard Landscaping Plan drawing ref. 1240-111 Plan Rev P**
- **Paving Materials Sheet ref. 1240-8103-V2**

External Appearance: Boundary Treatment, including Retaining Walls / Steps

13. Notwithstanding any description of boundary treatment within the site, other than those works included within the enabling works phase as approved through condition 03, no phase of development hereby permitted shall be commenced until a scheme detailing the boundary treatment arrangements to be delivered for that phase incorporating drystone walling to site boundaries and including samples and full specifications of materials to be used externally, together with their future maintenance has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details and Boundary Phasing Plan as set out in plan ref. 1240-113 Rev G prior to the first occupation of the development. The approved scheme shall be maintained for those purposes at all times thereafter for the approved scheme.

Reason:- In the interests of visual amenity and to comply with Policies EQ6, EQ5 and EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

CONDITION SATISFIED as follows:

- **Drawing Ref. 1240-123-00 Service Yard Wall Details**
- **Drawing Ref. Service Yard Wall Materials 1240-8104-P-00**

Refuse Storage

15. No above ground construction works relating to the development hereby approved shall be commenced in any phase of development, other than those works included within the enabling works phase as approved through condition 03, until details of the storage of refuse and collection points including location, size, means of enclosure and materials for that phase have been submitted to and approved in writing by the Local Planning Authority. No phase of development shall be first occupied until the approved refuse storage scheme for that phase has been completed and made available for use in accordance with the approved details. The approved scheme shall be maintained for those purposes at all times thereafter.

Reason:- In the interests of visual amenity and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

CONDITION SATISFIED as follows:

- **Drawing Ref. 1240-121 Rev 07 'Retail Bin Store Details'**
- **Drawing Ref. 1240-8105-P-00 'Bin Store Materials'**



Landscaping & Nature Conservation

20. No above ground construction works relating to any phase of the development hereby approved other than those works included within the enabling works phase as approved through condition 03 shall take place until a detailed bat and bird box scheme for that phase has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved details for each phase prior to first occupation of that phase of development and thereafter maintained for the lifetime of the scheme.

Reason:- In the interests of nature conservation and to comply with Policy EQ5 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

CONDITION SATISFIED as follows:

- **Drawing Ref. 1240-120 Rev 04 'Bird & Bat Box Location'.**

Drainage / Flood Risk

32. No phase of development hereby approved, other than those works included within the enabling works phase as approved through condition 03, shall be commenced until a detailed design and associated management and maintenance plan of the surface water drainage and proposed oil-water separators relating to that phase have been submitted to and approved in writing by the Local Planning Authority in accordance with the principles outlined within the following documents:

- a) Flood Risk Assessment & Drainage Strategy, reference No: FWBN-BSP-ZZ-XX-RP-C-0001-P03_Flood_Risk_Assessment dated 10th June 2021 "including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team, and,
- b) And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015)

All works shall be carried out in accordance with the approved details prior to first occupation of the relevant phase of development.

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 and to comply with Policy EQ11 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

CONDITION SATISFIED as follows:

- **Drainage Strategy Note and Plan (Drawing No: FWBN-BSP-ZZ-00-DR-C-0241 Revision P07) dated 4th August 2023**
- **Drainage Proposed Layout, Drawing Ref: 79-E1503-SWF-XX-XX-DR-D-PM-40-40-1102-A1-CO7, Version C07, Dated December 2021**
- **Drainage Calculations, Ref: 899-SWF-XX-XX-TC-C-1000, Dated December 2022**



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- **Attenuation & Oil Separator Details, Drawing Ref: 79-e1503-swf-xx-xx-dr-d-pm-40-40-1403-A1-C02, Revision C02, Dated September 2021**
- **Drainage Maintenance Report, Ref; 8999-SWF-XX-XXRP-D-0201, VERSION P02, Dated November 2022**

Should you wish to discuss these matters further, please do not hesitate to contact Rachael Simpkin (Senior Planning Officer) on the direct line above.

Yours sincerely,

Rachael Simpkin
Senior Planning Officer
(Majors and Commercial)