



High Peak Borough Council

working for our community

08/09/2023

My ref: JC/DOC/2023/0052

Your ref:

Mr Harrison Kiely
HJK Construction (Northern) Limited
2 Dalton Court Commercial Road
Darwen
United Kingdom
BB3 0DG

Dear Mr Kiely

DOC/2023/0052 - Application for Approval of Details Reserved by Condition in relation to application HPK/2019/0028. Conditions 23, 24, 26b, 30 and 33 at Land Off Hallsteads Close Hallsteads Close, Dove Holes

I refer to the above submission of details pursuant to planning consent HPK/2019/0028. Following my review of the submitted details, and consultation responses from statutory consultees, I would comment as follows:

Condition 23 (Archaeology) – I am unclear why details have been submitted for this condition, as it was dealt with under DOC/2022/0060. Therefore, I have no further comment to make.

Condition 24 (Rear garden access details) – Details have been submitted on plan ref SP-01 Rev C, which appears to relate in part to the boundary treatment along the external boundaries, and internally between gardens. However, this condition also requires details of secure gates for rear garden access and none have been provided. Therefore, insufficient information has been submitted, and this condition is therefore **refused**.

Condition 26b (Remediation scheme) – The details provided in report ref GeoCon Site Investigations Ltd, "Remediation Strategy for Land Off Hallstead, Dove Holes, Buxton" (ref: GSI 1750 GB PIII RS Report v1 FINAL), dated April 2023 is acceptable and meets the required of condition 26b). However this condition at 26c) requires the implementation of the remediation scheme and the submission of a verification report. Therefore, until the verification report is received, this condition cannot be formally agreed.

Condition 30 (Method statement and risk assessment for working in close proximity to the railway line) – Network Rail have advised the Council that insufficient information has been submitted for this condition. They comment that additional methodology confirming, ground level and excavation information, drainage plan, confirmation of reinstatement of NR boundary wall including no further removal, scaffolding plan along NR boundary is required. This condition is therefore **refused**.

Condition 33 (Risk assessment and methodology statement for the sue of any vibro-impact/piling machinery) – Again Network Rail have advised that insufficient information has been presented. This condition is therefore **refused**.

You are advised that no further works should take place at the site, until all planning conditions are resolved to the satisfaction of the Council. In the event that any further works are undertaken, this will result in formal enforcement action.

Yours faithfully

08/09/2023

X 

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer

When calling please telephone 01298 28400 ext 4981
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