



High Peak Borough Council
working for our community

Dealt with by: Rachael Simpkin

Our Ref: DOC/2023/0021

Direct Dial: (01538) 395400 ext. 4122

21st September 2023

Ms C Brearly
The Harris Partnership
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Dear Ms Brearly,

Discharge of condition 14, 15, 36 relating to planning permission ref. HPK/2021/0145 & NMA/2023/0016 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: Scheme of Repair, Maintenance and Retention of Dry Stone Walls

14. No phase of the development hereby approved shall be first occupied, other than those works included within the enabling works phase as approved through condition 03, until a scheme for the repair, future maintenance and management of all drystone walls approved as per Condition 13 above have been submitted to and approved in writing by the Local Planning Authority. Following approval of such a management plan, the scheme shall be fully implemented in accordance with the details and timescales so approved.

Reason:- In the interests of visual amenity and to comply with Policies EQ2 and EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Condition satisfied as follows:

- **Condition 14 - Dry Stone Wall Repair, Maintenance and Management Strategy Rev B**

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



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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:

- **2703BOL-110B CONDITION 15 Proposed Refuse Store**
- **Condition 15 - Refuse Store Example Photo**
- **CONDITION 15 Refuse Storage Scheme rev A**
- **Email Correspondence dated 16.08.23 confirming:**

“General waste bins are stored within the lockable bin compound, highlighted on ‘2703BOL-110B CONDITION 15 Proposed Refuse Store’ and collected from this location by a contracted waste carrier. All other waste is to be stored in a dedicated space within the warehouse, and collected from there, before being returned to the Regional Distribution Centre in Bolton for processing/disposal. This is in accordance with Aldi’s national waste strategy”.

Sustainable Use of Resources

36. No phase of development hereby approved shall be commenced, other than those works included within the enabling works phase as approved through condition 03, until a detailed design and associated management and maintenance plan the provision of solar roof panels for the discount food store hereby approved (Unit A on plan ref. Proposed Site Plan 1240-110 Rev AE) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall also include the provision of staff showers, changing areas and storage lockers in relation to the staff welfare area of the discount food store. All works relevant to that phase of development shall be carried out in accordance with the approved details prior to first occupation of the phase of development and thereafter maintained for the lifetime of the scheme.

Reason:- In the interests of the sustainable use of resources and adapting to climate change and to comply with Policy EQ1 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Condition satisfied as follows:

- **2703BOL-112B CONDITION 36 Amenity Block Layout**
- **2703BOL-113B CONDITION 36 Proposed Shower Room**
- **100-0447-L01-P02 PV Layout- Aldi Buxton**
- **Energy Statement Report 21-03-23**
- **Aldi Buxton Solar Energy OM best practice manual**
- **Aldi Buxton Solar PV- Aldi Sustainability Statement - Rev A**
- **Datasheet_Solis-40K-5G- Datasheet_VertexS_DE09R.08_EN_2022_PA1-**
- **MultiRail-infos-en**



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- **2703BOL-105B Proposed Roof Plan 1-100**
- **2703-THPM-XX-XX-DR-A-117_PV MODULE DETAILS**

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)