
From: planningcomments@highpeak.gov.uk
Sent: 02 October 2023 09:56
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0337 Site Address: SHIRE HILL HOSPITAL Bute Street Glossop Derbyshire
SK13 7QP Comments by: Prof. Antony D'Emanuele

From:

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Kilmory Fold
Old Glossop
Glossop
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Phone:

Email:

Submission: Neither

Comments: The 390 bus used to run to Shire Hill Hospital and this part of the route was closed after the hospital closure. I would request that all relevant parties work with High Peak bus service provider to reinstate the route to the new development in order to reduce the reliance on private transport and encourage the use of public transport to both the occupants of the new development and the surrounding area (Bute Street, Kilmory Fold and Shire Way) in order to reduce traffic levels.

Several of the responses to the consultation have raised the issues of infrastructure and accessing services in Glossop, including doctors, dentists, vet surgeries and schools. In addition we have a poor road infrastructure in/out of Glossop and significant rush hour crowding for those who use the train link in Glossop. It is imperative that responsible parties address these issues given the considerable number of housing developments that have progressed in Glossop.

Given that this site was not on the original Local Plan, I would request that land east of Bute Street (HPK/2019/0215), G12 on the existing Local Plan and the adjoining land off Blackshaw Clough (HPK/2021/0416) should be made a Designated Local Green Space. The area has already had several new housing developments and any further developments will significantly change the character of Old Glossop.

Have United Utilities responded to the proposed Flood Risk and Sustainable Drainage Strategies. Whilst the (elevated) site is low-risk Flood Zone 1, there have been significant issues in the past with runoff from the application site to the adjacent estate (Kilmory Fold) and also to the houses on Bute Street adjacent to the application site. In addition the area occupied by the new Hawkshead estate (land off Blackshaw Clough) has flooded on several occasions and it is imperative that the drainage strategy does not result in flooding/water-logging of the neighbouring areas. Some of the questions that require addressing are:

- are United Utilities satisfied that the proposed Flood Risk and Sustainable Drainage Strategies, on a site where percolation is almost impossible (as confirmed by the report in the application), will not result in flooding and/or water-logging of neighbouring areas? Has the LLFA agreed to the inclusion of a SuDS Scheme.

- The Cube propose for the transfer of some of the excess surface water to the surface water sewer and thus will flow into the water tanks in Kilmory Fold (installed as part of the development of the houses in Kilmory Fold to deal with runoff and drainage issues). Do these tanks have capacity for the additional runoff and drainage from the application site?

- The Cube refer to a new connection to the surface water sewer in Bute Street at a peak rate of 10l/s. Has this rate been approved/confirmed by United Utilities and are they satisfied that the flow of water from the new site will not impact negatively on the surrounding areas and/or downstream?

- The Derbyshire County Council Flood Risk Management Team (part of the LLFA) recommended a number of conditions regarding drainage for a previous application on this same site, are these recommendations being considered (HPK/2019/0316 dated 04/11/2020 - <http://planning.highpeak.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=464338>)?

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