

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 04 October 2023 14:34:38

Application Reference No. : HPK/2023/0337

Site Address: SHIRE HILL HOSPITAL Bute Street Glossop Derbyshire SK13 7QP

Comments by: Mrs Janet Bingham

From:

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Bute Street
Old Glossop
Glossop
Derbyshire
SK13 7PZ

Phone:

Email:

Submission: Neither

Comments: Flood Risk and Drainage

The slope from the site down to the adjacent houses on Bute Street and Kilmory Fold has resulted in significant runoff issues in the past. Storage tanks were installed on Kilmory Fold to deal with the runoff and drainage issues. Before this application is granted, it needs to be clear who is responsible for the maintenance of these tanks and the drainage running into them, with details of when they were last inspected and cleaned.

It is vital that the proposed Flood Risk and Sustainable Drainage Strategies meet the requirements of United Utilities and the Lead Local Flood Authority (LLFA) ; Derbyshire County Council ; and are shown to be capable of dealing with the increase in runoff and drainage from the application site.

The Derbyshire County Council Flood Risk Management Team (part of the LLFA) submitted a detailed consultation response to the original outline application (HPK/2019/0316) dated 04/11/2020. They recommended a number of conditions regarding drainage. The views of the LLFA should be sought before this application is determined.

Transport

A previous transport assessment concluded that there would be a reduction in daily traffic flow along Bute Street when compared to when the hospital was operational, and the Highways Officer for Derbyshire County Council concurred. However, no traffic data was collected when it was a hospital so a true comparison cannot be made between a small hospital with limited services with the traffic that would be generated by a development of 41 homes.

The proposal to downgrade the existing access between the Site and Blackshaw Clough is welcome.

There needs to be detail on where the stone pillar located to the northwest of the site access would be relocated within the site.

The Transport Statement states it would be possible to install a 20mph speed limit for the site roads if considered essential by the Highway Authority. This should be a condition and should be extended to Bute Street and Kilmory Fold. There are already issues with traffic speeding along Bute Street ; an accident waiting to happen.

I welcome the plan to keep the current junction of Bute Street and Kilmory Fold as it is. The slope from the development site naturally results in vehicles picking up speed. The junction acts a brake.

Installing an Electric Vehicle Charging Point for each unit and cycle parking is welcome. However, there need to be more parking spaces on the site. The proposed parking spaces: 3 bed units ; 2; 4 bed units ; 3; 1 bed units

6.1 (rather than the requisite 1.5) are insufficient to accommodate residents and visitors. This would result in increased parking on Bute Street, which is already used by some residents on Shire Way and Castle Hill as well as visitors who park to go walking along Blackshaw Clough into the National Park. It would also result in irresponsible parking on Blackshaw Clough 6.1 which is already happening. Irresponsible parking on Shepley Street has increased massively since the building of the Mossy Lea housing development. It has become such an issue that Derbyshire County Council is going to install double yellow lines on significant stretches of the highway and the bus turning circle. This would be the end result on Bute Street if the proposed parking spaces were agreed.

Design, Heritage and Archaeology

This application should not be considered until the concerns of Glossop and District Heritage Trust dated 25/09/2023 are addressed.

Landscape, Trees and Ecology

The Tree Impact Appraisal and Protection Scheme, particularly the proposed use of Temporary Protective Fencing, Temporary Ground Protection and a Tree Root Protection System, is welcome and must form part of the Conditions and be adhered to.

Hedgehogs have been sighted in the immediate area for more than 20 years (records have been submitted to Derbyshire Wildlife Trust). Conditions should include: every garden to have hedgehog friendly gravel board/fencing; a mix of bird and bat boxes; the use of Swift Bricks; and the proposals regarding Barn Owls in the Preliminary Ecological Appraisal.

Planting should see the replacement of non-native ornamental species with native species that provide both ornamental value as well benefits to wildlife, for example Rowan and Hawthorn; seeds should be a mix of native perennial and annuals to suit the local soil; and shrub habitat would provide valuable cover for nesting birds such as song thrush (a priority species known to have three territories locally between Swineshaw Reservoir and Shire Hill) and for nesting/hibernating hedgehogs.

Energy

Now is the time to prepare for Net Zero and a future without gas boilers. Given that the sale of gas boilers will be outlawed from 2035 (a future government could well bring this date forward), there should be none as part of this development.

Schedule of Conditions

When determining the Appeal of HPK/2019/0316, the Inspector issued a comprehensive Schedule of Conditions, which must be incorporated and followed if this application is approved. It is essential that no demolition or construction work begins on site before a construction method statement is submitted and approved.

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