
From:
Sent: 04 October 2023 16:12
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: Dr Anthony BinghamDr Anthony Bingham

From:
5
Bute Street
Old Glossop
Glossop
Derbyshire
SK13 7PZ

Submission: Neither
Comments: Demolition and Construction

There are many buildings that have to be demolished before construction can take place. The amount of stone taken down will be massive (thousands of tons) and it is essential that it is agreed how this stone is processed – with a crusher or crushers on site or removed from site? Heavy plant, namely diggers and bulldozers, would be required to demolish and flatten the site. Large amounts of ready mixed concrete would be required on site for foundations and huge amounts of building materials would have to be brought in to construct the properties. Demolition and construction will generate an enormous amount of works traffic along the narrow streets with a 7.5 tons weight limit to the development site. The only possible route onto Bute Street is using the steep and winding Blackshaw Road. Given that works traffic will inevitably cause significant problems along the access route, it is essential that there is a clear demolition plan in place before this application can be determined and that no demolition or construction work begins on site before a construction method statement is submitted and approved. If the application is approved, the developers should work with the local residents through Old Glossop Residents Association to minimise disruption.

Flood Risk and Drainage

The houses on Bute Street and Kilmory Fold neighbouring the application site have had significant issues with runoff from the site in the past, resulting in the installation of storage tanks on Kilmory Fold. 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.

The proposed Flood Risk and Sustainable Drainage Strategies must meet the requirements of United Utilities and the Lead Local Flood Authority (LLFA), and must be able to deal with the increased runoff and drainage from the application site.

Transport

I welcome the proposed downgrading of the existing access between the Site and Blackshaw Clough.

A 20mph speed limit should be enforced for the site roads and should be extended to Bute Street and Kilmory Fold, where speeding traffic is already a problem.

The current junction of Bute Street and Kilmory Fold should remain as it is, acting as a brake to traffic coming down the slope.

There need to be more parking spaces on the site. The proposed parking spaces are insufficient to accommodate residents and visitors. There would be increased parking on Bute Street, already used by some residents on Shire Way and Castle Hill as well as visitors who park to go walking. It would also result in irresponsible parking on Blackshaw Clough & which is already happening. Irresponsible parking on Shepley Street, following the development of the Mossy Lea housing estate, 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. The same would happen on Bute Street if the proposed parking spaces were agreed.

Design, Heritage and Archaeology

I endorse the comments 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, must be adhered to.

Every garden should have hedgehog friendly gravel board/fencing and the site should have a mix of bird and bat boxes and Swift Bricks. The proposals regarding Barn Owls in the Preliminary Ecological Appraisal must be implemented.

Planting should see the replacement of non-native ornamental species with native species that provide both ornamental value as well benefits to wildlife, 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 a regular visitor to our garden) and for nesting/hibernating hedgehogs.

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.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
