

Tim Dickinson

From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: Tim

Application Reference No. : HPK/2023/0337 Site Address: SHIRE HILL HOSPITAL Bute Street Glossop Derbyshire SK13 7QP Comments by: norman Lawrence

From:

The Lodge
Bute Street
Old Glossop
GLOSSOP
Derbyshire
sk137pz

Phone:

Email:

Submission: Neither

Comments: Firstly, we do fully support the comments made by the Old Glossop residents association. We too are thankful that the development has put forward plans for 41 dwelling houses with the retention of the Admin block of the old hospital.

Cube Homes after consultation with the public have in conjunction with the planning agent taken into account and addressed in their proposals many of the concerns raised in the pre-planning stage.

I do have certain points to raise. I would like confirmation of which trees are to be taken down namely G23 and T22. There is no clarity on which two trees these are.

We are pleased that there will be no vehicular movement from the site at the rear entrance onto Blackshaw Clough. The plans state that the rear gates will be removed the wall made good and a pedestrian gate erected. Could clarification please be provided on whether vehicle access and egress will ever be allowed from this junction?

I would like confirmation on the drainage of the site. It states that the sewage will drain directly into the main system on Kilmory Fold with the fresh and surface water draining into the Bute Street system. At present the hospital drainage system runs under my house at The Lodge which was at one stage part of the hospital complex. If the drains from the hospital to my address at The Lodge are not going to be used then they need capping off or removing so no damage is caused further down the system near our home.

The effect on wildlife needs to be taken seriously. There is a resident hare on site, deer often visit, hedgehogs and barn owls are prevalent and many bats reside in and around the site. All building work must be done with the utmost sympathy in respect to this wildlife. The debacle that occurred on the recent development on Hawkshead Road

whereby the bat house was built in the wrong place then re-sited long after the demolition of the site and now serves as a carport with zero bats residing there. This must not be repeated.

Finally I would like some reassurance that the communal areas on the developed site will receive ongoing maintenance and upkeep.

Hopefully the whole project will be policed much better than recent developments in this area have been whereby developers have not been acting totally within guidelines and with little respect for the local community.

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