

Mr Michael Drake
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High Peak Borough Council

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Eden Land Planning Ltd
Offices And Premises At 2nd Floor 201
Haverstock Hill
London
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Glossop Eden Ltd
201 Haverstock Hill 2nd Floor
London
NW3 4QG

Application no: HPK/2023/0025

Determined on: 20/10/2023

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

Land South of Hollin Cross Lane Glossop Derbyshire SK13 8JH

Description of Development:

Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 24 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping (resubmission of application reference HPK/2020/0334).

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

Time Limits

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

Approved Plans

2. The development hereby approved shall be carried out in accordance with plan drawings as follows:
 - 5417-PAL-ZZ-ZZ-DR-A-1000 P2 - Location Plan
 - 5417-PAL-ZZ-ZZ-DR-A- 1100 P18 - Proposed Site Plan





- 5417-PAL-01-ZZ-DR-A-1101 P4 - B01 Proposed Floor Plans and Elevations
- 5417-PAL-02-ZZ-DR-A-1101 P1 - B02 Proposed Floor Plans and Elevations
- 5417-PAL-03-ZZ-DR-A-1101 P1 - B03 Proposed Floor Plans and Elevations
- 5417-PAL-04-ZZ-DR-A-1101 P1 - B04 Proposed Floor Plans and Elevations
- 5417-PAL-05-ZZ-DR-A-1101 - B05 Proposed Floor Plans and Elevations
- 5417-PAL-10-ZZ-M3-A-1101 P2 - B10 Proposed Floor Plans and Elevations
- 5417-PAL-BS-ZZ-DR-A-1101 P1 - Bin Store Proposed Floor Plans and Elevations
- 5417-PAL-RC-XX-DR-A-1300E - Redcourt Proposed Elevations
- 5417-PAL-RC-ZZ-DR-A-1201D - Redcourt Proposed Floor Plans
- VN201622-D103 Revision B - Hollin Cross Lane and Slatelands Road Visibility Review

Reason:- To ensure the development is carried out in accordance with the approved details and plans, in the interests of good planning, for clarity and the avoidance of doubt.

New Build House Type & Bin Store Details

3. Notwithstanding any description of external building materials within the application details and / or approved plans, no above ground construction works relating to the development hereby approved shall take place until samples and full specifications of facing materials to be used externally on the approved buildings (excluding Redcourt building) and which shall include natural slate for all roofs and natural stone for all elevations have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details and prior to first occupation of the development.

Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

4. Notwithstanding any description of details and / or materials within the application and / or approved plans, no above ground construction works relating to the development hereby approved shall take place until full details, including samples and specifications of all chimneys, eaves, verges, windows and door details to be used externally on the approved buildings (excluding Redcourt building) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details prior to first occupation of the development.

Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

5. All external doors and windows on the approved buildings (excluding Redcourt building) within the development shall be set back from the face of the building by a minimum of 150mm.

Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.





Redcourt Building

6. No development hereby approved shall be commenced until full details of a schedule of repairs for the existing external walls (including those walls affected by demolition) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development.

Reason:- To preserve the setting and architectural and historical integrity of the building and preserve the character and appearance of the conservation area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

7. No development hereby approved shall be commenced until a sample panel of at least 1.0 square metre and supporting detailed schedule, showing facing materials, bond, mortar colour and mix in accordance with Condition 06 above have been submitted to or made available for inspection by and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development.

Reason:- To preserve the setting and architectural and historical integrity of the building and preserve the character and appearance of the conservation area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

8. No above ground construction works relating to the development hereby approved shall be commenced until full details of a schedule of repairs for all existing doors and windows and details of any replacements in accordance with Condition 09 below have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development.

Reason:- To preserve the setting and architectural and historical integrity of the historic building and preserve the character and appearance of the conservation area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

9. No above ground construction works relating to the development hereby approved shall be commenced until drawings indicating the details of all new joinery within the approved building (whereby all doors and windows shall be constructed of timber), including cross sections of glazing bars (to a scale not less than 1:10) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development.

Reason:- To preserve the setting and architectural and historical integrity of the historic building and preserve the character and appearance of the conservation area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.



10. No above ground construction works relating to the development hereby approved shall be commenced until full details and specifications of all rainwater goods, extractor vents, heater flues and metre boxes have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development.

Reason:- To preserve the setting and architectural and historical integrity of the historic building and preserve the character and appearance of the conservation area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Site Wide Hard Surfacing

11. Notwithstanding any description of hard surfacing materials within the application details and / or approved plans, no above ground construction works relating to the development hereby approved shall take place until samples and full specifications of hard surfacing to be used externally within the approved site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details prior to first occupation of the development.

Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Site Wide Boundaries

12. Notwithstanding any description of boundary treatment within the application details and / or approved plans, no above ground construction works relating to the development hereby approved shall take place until full details of the design, external appearance and decorative finish of all fences, gates, walls, and other means of enclosure within the approved site have been submitted to and approved in writing by the Local Planning Authority. The enclosure scheme shall demonstrate site-wide hedgehog connectivity measures. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling to which they relate to. Any other enclosure shall be carried out in accordance with the approved details prior to the proposed development being brought into first use. The approved scheme shall be maintained for those purposes at all times thereafter.

Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area, designing out crime and nature conservation and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

13. No above ground construction works relating to the development hereby approved shall take place until full details of a scheme for the repair, future maintenance and management of all dry stone walls shown to be retained as per Condition 12 above within the approved site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first occupation of the development. The approved scheme shall be maintained for those purposes at all times thereafter.



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Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Site Wide Retaining Walls & Steps

14. Notwithstanding any description of retaining walls and steps within the application details and / or approved plans, no development hereby approved shall be commenced until full details of the design, including external appearance of all retaining walls and steps (which shall include a stone facing), together with their future maintenance and management within the approved site have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling to which they relate to. Any other retaining wall / steps shall be carried out in accordance with the approved details prior to the proposed development being brought into first use. The approved scheme shall be maintained for those purposes at all times thereafter.

Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Site Wide Levels

15. Notwithstanding any description of levels / sections within the application details and / or approved plans, no development hereby approved shall be commenced until detailed plans and sections showing both existing and proposed site levels within the approved site, together with the proposed relationship with adjacent land have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.

Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area and maintaining good amenity standards and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Refuse Storage

16. No above ground construction works relating to the development hereby approved shall take place until full details of the storage of refuse (i.e. collection points and in plot), including details of location, size, means of enclosure and materials within the approved site have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved refuse storage scheme for that dwelling has been completed and made available for use in 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, the character and appearance of the Conservation Area and maintaining highway safety and to comply with Policies EQ6, EQ7 and CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.





Restriction of Permitted Development Rights

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification):-

- a) No development as specified in Schedule 2, Part 1, Class(es) A, AA, B, C, D, E and G other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority.
- b) No development as specified in Schedule 2, Part 1, Class F other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority, and,
- c) No development as specified in Schedule 2, Part 2 Class A other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority.

Reason:- In the interests of visual amenity, the character and appearance of the Conservation Area and maintaining good standards of amenity and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Tree Protection, including Monitoring

18. No development hereby approved shall be commenced until a detailed Arboricultural Method Statement (AMS) for the site has been submitted to and approved in writing by the Local Planning Authority and shall include:

- a) Timing and phasing of arboricultural works in relation to the approved development
- b) Details of tree felling and pruning specifications in accordance with BS3998:2010 Recommendations for Tree Works (or successor)
- c) Details of a tree protection scheme in accordance with BS5837:2012 (or successor), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are shown to be retained on the approved plan and trees which are the subject of any Tree Preservation Order
- d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme
- e) Details of the location of any underground services and methods of installation which make provision for protection and the long term retention of the trees
- f) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order, 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), no services shall be dug or laid into the ground other than in accordance with the approved details
- g) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012 otherwise protected in the approved AMS Tree Protection Scheme
- h) Details of any vehicular drives, parking areas and other hard surfacing within the root protection area (as defined by BS5837:2012). The design and construction





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must in accordance with the recommendations of BS5837:2012 and include details of existing ground levels, proposed levels and depth of excavation, and,

- i) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.

All tree protection methods detailed in the approved AMS shall not be moved or removed, temporarily or otherwise until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the Local Planning Authority).

Development shall be carried out in accordance with the approved Arboricultural Method Statement for the site.

In addition:

- i. No trees or hedgerows shall be cut down, uprooted or destroyed, cut back in any way or removed without the written approval of the Local Planning Authority;
- ii. If any tree, shrub or hedge plant is removed without such approval, or dies or becomes severely damaged or diseased within 5 years from completion of the development hereby permitted, it shall be replaced by another tree, shrub or hedge plant of similar size and species, planted at such time as may be specified in writing by the Local Planning Authority as approved through Condition 21;
- iii. No operations shall commence on site (including soil moving, temporary access construction and/or widening or any operation involving the use of motorised vehicles or construction machinery) unless the protection works required by the approved AMS Tree Protection scheme are in place;
- iv. No excavation for services, no storage of materials or machinery, no parking of vehicles, no deposit or excavation of soil or rubble, no lighting of fires and no disposal of liquids shall take place on the site within any area designated as being fenced off or otherwise protected in the approved protection scheme, and,
- v. All protective fencing erected in accordance with the approved scheme shall be retained intact for the full duration of the construction of the development for the site hereby permitted and shall not be moved or repositioned without the prior written approval of the Local Planning Authority.
- vi. All protective fencing shall be inspected monthly by the scheme's project arboriculturalist to ensure it is in accordance with approved scheme. Inspections shall be documented in writing and evidenced with photographs and shall be made available to the Local Planning Authority on request.

Reason:- To ensure appropriate tree protection in the interests of visual amenity, the character and appearance of the Conservation Area and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.





19. No development hereby approved shall be commenced until a detailed Tree Monitoring Programme for the development has been submitted to and approved in writing by the Local Planning Authority. It shall include confirmation of the lead arboriculturist and site manager, key personnel, their key responsibilities and contact details for the development, together with details of induction procedures for all personnel in relation to arboricultural matters and a detailed timetable of events for arboricultural supervision concerning all tree protection measures within the approved Arboricultural Method Statement as per Condition 18 and shall include the following details:

- Prestart meeting with the High Peak Borough Council Arboricultural Officer
- Undertaking tree works and removals
- Initial implementation / installation of tree protection measures
- Installations of 3D cellular confinement systems
- Any proposed incursions into construction exclusion zones
- Final removal of the tree protection measures
- Procedures for dealing with non-approved incursions into the construction exclusion zones as detailed in the approved Arboricultural Method Statement
- Results of each site visit by the developer's lead arboriculturist with photographs and details of any non-approved incursions of the tree's root protection areas together with the remediation measures undertaken

In addition, the report shall set out timescales for the assessment of both retained and planted trees including any necessary remedial action as a result of damage incurred during construction.

Development shall be carried out in accordance with the approved Tree Monitoring Programme for the site, including timescales as specified.

Reason:- To ensure appropriate tree protection in the interests of visual amenity, the character and appearance of the Conservation Area, nature conservation and to comply with Policies EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Site Wide Landscaping & Management

20. No development hereby permitted shall be commenced until a comprehensive landscaping scheme for the approved site (plan ref. site layout plan ref: 5417_1100 Rev P18) has been submitted to and approved in writing by the Local Planning Authority and shall include details of ground / tree pit preparation (with adequate soil volume provision to allow the trees to grow to maturity, engineering solutions to demonstrate no future tree interference with structures e.g. root barriers / deflectors and staking / tying method). The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (1st October to 28th February inclusive) and thereafter shall be properly maintained as approved through condition 21 below. The approved tree planting shall be implemented as per British Standard 8545 (Trees: from nursery to independence in the landscape – Recommendations).

Reason:- To ensure appropriate tree protection and site wide landscape quality, in the interests of visual amenity, the character and appearance of the Conservation Area,





nature conservation and to comply with Policies EQ5, EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

21. Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting (or any other such period as specified by the Landscape, Biodiversity and Ecological Management Plan as approved through condition 22) must be replaced during the nearest planting season (1st October to 31st March inclusive) with trees of the same size, species and quality as per the approved landscaping scheme (Condition 20).

Reason:- To ensure appropriate tree protection in the interests of visual amenity, the character and appearance of the Conservation Area and nature conservation and to comply with Policies EQ5, EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

22. No development hereby approved shall be commenced (including any site clearance, site stripping, site establishment, formation of new access(es), installation of any drainage infrastructure or groundworks) until a Landscape, Biodiversity and Ecological Management Plan (LBEMP) and Woodland Management Plan for the approved site (plan ref. site layout plan ref: 5417_1100 Rev P18) has been submitted to and approved in writing by the Local Planning Authority giving details of the proposed creation, maintenance, management and development, including timescales and delivery mechanisms for all landscaping / wildlife habitats and associated structures / features within the approved site to achieve biodiversity net gain in accordance with Biodiversity Metric 4.0 (or its successor). The scheme shall include full and accurate locations of existing and any proposed new habitats; technical specifications, timescales and phasing for the creation of any new habitats; 5-year establishment and aftercare management prescriptions for any newly created habitats and a minimum 30-year maintenance and management operations for all habitats throughout the approved site to be monitored and reviewed every 5 years. The scheme shall be fully implemented in accordance with the details and timescales so approved.

Reason:- To ensure appropriate landscape / woodland management in the interests of visual amenity, the character and appearance of the Conservation Area and nature conservation and to comply with Policies, EQ5, EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

23. No development hereby approved shall be commenced until an integral swift nest box plan for the selection, siting, positioning and installation of integral swift nest boxes, such as swift bricks incorporated within the external walls of the approved development has been submitted to and approved in writing by the Local Planning Authority. The integral swift nest box plan shall be prepared in accordance with the requirements of BS 42021 or equivalent best practice guidance and shall identify the type and number of integral nest boxes to be installed and the location and specific buildings on the development into which boxes are to be installed as shown on appropriate scale drawings of building plans and elevations. The integral nest box plan shall be implemented in accordance with the approved details and all boxes shall be retained thereafter. A statement of good practice including photographs shall be submitted to the Local Planning Authority demonstrating installation in accordance with the approved scheme prior to first occupation of the development.





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Reason:- In the interests of protected species and habitats for the occupation phase of the development and to comply with Policies EQ5 and EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

24. No development hereby approved shall be commenced (including any site clearance, site stripping, site establishment, formation of new access(es), installation of any drainage infrastructure or groundworks) until a Construction Environmental Management Plan for Ecology (CEMP) has been submitted to and approved in writing by the Local Planning Authority and shall include the following details:-

- Risk assessments of potentially damaging construction activities
- Identification of biodiversity protection zones
- Practical measures (both physical and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- Location and timing of sensitive works to avoid harm to biodiversity and biodiversity features
- No stripping, demolition works or vegetation clearance shall take place between 1st March and 31st August inclusive
- Times during construction when specialist ecologists need to be present on site to oversee works
- Responsible persons and lines of communication
- Role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person

The CEMP shall be implemented and adhered to throughout the construction period in accordance with the approved details.

Reason:- In the interests of protected species and habitats during the construction phase of the development and to comply with Policies EQ5 and EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

25. No development hereby approved shall be commenced (including any site clearance, site stripping, site establishment, formation of new access(es), installation of any drainage infrastructure or groundworks) until a Japanese Knotweed Survey and Report has been submitted to and approved in writing by the Local Planning Authority and shall include appropriate recording of plant locations, a risk assessment as per the Royal Institute of Chartered Surveyors (RICS) and method statement for the control of Japanese Knotweed. The mitigation measures shall be fully implemented in accordance with the details and timescales so approved.

Reason:- To ensure appropriate invasive species control in the interests of nature conservation and to comply with Policy EQ5 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

26. No above ground construction works relating to the development hereby approved shall take place until full details of a lighting scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The design and location of lighting shall not impact on foraging or commuting bats and shall minimise disturbance to other wildlife avoiding retained and enhanced habitat areas and provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors





and timers (Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018)). The scheme shall be implemented in accordance with the approved details and timescales as specified prior to the first occupation of the development hereby approved.

Reason:- In the interests of protected species and habitats for the occupation phase of the development and to comply with Policies EQ5 and EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Contamination

27.

a) Site Characterisation

An investigation and risk assessment shall be completed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. The scheme shall assess the nature and extent of any contamination on the site (whether or not it originates on the site). The investigation and risk assessment must be undertaken by competent persons. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - adjoining land
 - groundwaters and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

The assessment must be conducted in accordance with DEFRA's Land Contamination Risk Management guidance.

b) Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must also ensure the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land following remediation.

c) Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in full prior to the first occupation of the development. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.



Following completion of measures identified in the approved remediation scheme, a verification report demonstrating the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority prior to the approved development being brought into first use.

d) Reporting of Unexpected Contamination

In the event of contamination being found at any time when carrying out the approved development, which was not previously identified then it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of a) and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b).

Following completion of measures as identified in the approved remediation scheme, a verification report shall be prepared, in accordance with condition c) and thereafter a verification report shall be submitted in accordance with condition d).

28. No topsoil / fill material shall be imported to the site until it has been tested for contamination and assessed for its suitability for the approved development. An appropriate methodology for testing such material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include: the sampling frequency, testing schedules, criteria against which the analytical results will be assessed as determined by the risk assessment and source material information. The analysis shall be carried out and validity evidence shall thereafter be submitted to and approved in writing by the Local Planning Authority prior to any importation of topsoil / fill material onsite for the approved development. All works within the development shall be carried out in accordance with the approved scheme.

Reasons (27 to 28):- To ensure all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks and to comply with Policy E10 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Demolition & Construction

29. No development hereby approved shall be commenced (including any site clearance, site stripping, site establishment, formation of new access(es), installation of any drainage infrastructure or groundworks) until a Demolition, Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority and shall include the following details:-
- i. Construction and associated deliveries to and from the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, 08:00 to 13:00 hours on Saturdays nor at any time on Sundays or Bank Holidays
 - ii. The arrangements for prior notification to the occupiers of potentially affected properties





- iii. The responsible person (e.g. Site Manager / Office) who can be contacted in the event of a complaint
- iv. A scheme to minimise dust emissions arising from construction activities on the site (The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase)
- v. A scheme for recycling / disposal of waste resulting from the construction works
- vi. A site compound with associated temporary buildings
- vii. The parking of vehicles of site operatives and visitors
- viii. The loading and unloading of plant and materials
- ix. The storage of plant and materials to be used in constructing the development
- x. Routing of vehicles to and from the site and arrangements for turning vehicles
- xi. Proposed temporary traffic restrictions
- xii. Pedestrian and cyclist protection
- xiii. Wheel wash facilities
- xiv. Road sweepers
- xv. Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway, and,
- xvi. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

All works within the development shall be carried out in accordance with the approved details before any other operations are commenced. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

Reason:- To protect the amenities of the area and in the interests of highway safety and to comply with Policies E10 and CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

30. All piling activities undertaken during construction of the development hereby approved must be carried out under constant vibration monitoring using a suitably calibrated Seismograph. During such monitoring, should vibration levels exceed 1.0 mms-1 at the nearest residential property, at any property in the vicinity identified by the Local Planning Authority or at a location within the site equivalent to the distance from the piling operation to the nearest residential property, the following action level criteria for vibration shall be immediately implemented:

- First Action Level: Vibration levels with a peak component particle velocity of 1.0 mms-1 to 2.0 mms-1 (at nearby premises), and,
- Second Action Level: Vibration levels with a peak component particle velocity of 2.0 mms-1 and above (at nearby premises).

The First Action Level, if exceeded, shall trigger further consideration (by / on behalf of the developer) by identifying activities which are causing the exceedance. Where an exceedance is caused by individual driven piling activities, no more than 10 piles per piling phase shall exceed the first action level. All exceedances shall be reported to





the Environmental Health Department (acting for the Local Planning Authority) with a brief description including time and causation. Where the piling operations on a phase exceed the Second Action Level then the piling operations at this location must cease. Piling operations may commence at a location further from the sensitive receptors providing it would not lead to an additional exceedance of the Second Action Level. The Environmental Health Department of High Peak Borough Council must be informed immediately of an exceedance of the Second Action Level by the piling operations.

Reason:- To protect the amenities of the area and in the interests of highway safety and to comply with Policies E10 and CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Drainage / Flood Risk

31. No development hereby approved shall be commenced until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within the Flood Risk Assessment and Drainage Management Strategy, Document Reference: HYD512_HOLLIN.CROSS LANE_FRA & DMS, Revision 4.3, Date of Issue: 26/01/2023 and DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

Reason:- To ensure the approved development does not increase flood risk whilst the principles of sustainable drainage are incorporated into the scheme and to comply with Policy EQ11 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

32. No development hereby approved shall be commenced until a detailed assessment has been submitted to and approved in writing by the Local Planning Authority demonstrating the approved scheme's destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance.

The assessment shall demonstrate with appropriate evidence that surface water runoff is discharged as high up as reasonably practicable in the following hierarchy:

- I. into the ground (infiltration);
- II. to a surface water body;
- III. to a surface water sewer, highway drain, or another drainage system;
- IV. to a combined sewer.

Reason:- To ensure surface water from the development is directed towards the most appropriate waterbody in terms of flood risk and practicality by utilising the highest possible priority destination on the hierarchy of drainage options. To comply with Policy EQ11 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

33. No development hereby approved shall be commenced (including any site clearance, site stripping, site establishment, formation of new access(es), installation of any drainage infrastructure or groundworks) until details indicating how additional surface water run-off from the site can be avoided during the construction phase of the scheme has been submitted to and approved in writing by the Local Planning Authority. The



developer may be required to provide collection, balancing and / or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority before the commencement of any onsite works, which would lead to increased surface water run-off from site during the construction phase.

Reason:- To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land / properties or occupied properties within the development and to comply with Policy EQ11 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

34. Prior to the first occupation of the development hereby approved, a verification report carried out by a qualified drainage engineer shall be submitted to and approved in writing by the Local Planning Authority demonstrating the following matters: (1) the drainage system has been constructed in accordance with the approved scheme as per Condition 31 (or detail any minor variations) and (2) provide details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices / areas, flow restriction devices and outfalls).

Reason:- To ensure that the drainage system is constructed to the national Non-statutory technical standards for sustainable drainage and CIRIA standards C753 and to comply with Policy EQ11 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

35. No development hereby approved shall be commenced until detailed drainage plans for the disposal of foul water flows have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details and prior to first occupation of the development.

Reason:- This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution and to comply with Policies EQ10 and EQ11 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Highways

36. Before any other operations are commenced, a vehicular junction shall be formed to Hollin Cross Lane and Slatelands Road in accordance with drawing reference VN201622-D103 Revision B. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1.0 metre in height (0.6 metre in the case of vegetation) above ground level.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

37. No development hereby approved shall be commenced until the construction details of the residential estate roads and footways have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be undertaken and completed prior to the first occupation of any dwelling within the development and shall thereafter be retained for use at all times.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.





38. The carriageways of the proposed estate roads shall be constructed in accordance with details approved under Condition 37 above, up to and including at least road base level, prior to the commencement of the construction of any dwelling within a phase of development intended to take access from that road. The carriageways and footways shall be constructed up to and including binder course surfacing to ensure that prior to occupation, each dwelling shall have a properly consolidated and surfaced carriageway and footway, between the dwelling and existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with a final surface course within twelve months or three months in the case of a shared surface road from the occupation of any dwelling taking access from it.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

39. Prior to first occupation of the development any redundant vehicular and pedestrian accesses shall be permanently closed with a physical barrier and the existing crossovers reinstated as footway in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

40. There shall be no gates or other barriers on the site accesses.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

41. The proposed accesses to Hollin Cross Lane / Slatelands Road shall be no steeper than 1:30 for the first 10.0 metres and shall not exceed 1:20 thereafter. Individual driveways shall not exceed 1:14.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

42. No development hereby approved shall be commenced until full details of secure cycle parking facilities for the occupants of and visitors to the site have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided prior to the first occupation of the unit to which they relate and shall thereafter be retained for use at all times.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Archaeology

43. No development hereby approved shall be commenced until a Written Scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions including:

- The programme and methodology of site investigation and recording;



- The programme for post investigation assessment;
- Provision to be made for analysis of the site investigation and recording;
- Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- Provision to be made for archive deposition of the analysis and records of the site investigation, and,
- Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the approved archaeological Written Scheme of Investigation and the analysis, publication and dissemination of results and archive deposition shall have been secured prior to first occupation of the development.

Reason:- In the interests of conserving and enhancing the historic environment (below ground) and to comply with Policies EQ5 and EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Informative(s)

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises the LPA to work proactively with applicant(s) to secure developments which improve the economic, social and environmental conditions of the area.

2. This permission shall be read in conjunction with an agreement made under Section 106 of The Town and Country Planning Act 1990 and dated the 9th October 2023.

Derbyshire Wildlife Trust

3. No demolition or other works to Buildings 1 and 2 as outlined in the updated Bat Surveys (Rachel Hacking Ecology, 2023) shall take place until an appropriate licence has been obtained from Natural England. Upon confirmation of the licence / site registration, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in the updated Bat Surveys (Rachel Hacking Ecology, 2023) and amended as necessary based on any correspondence with Natural England. Such approved mitigation shall be implemented in full and in accordance with a timetable of works included within the licence and followed thereafter. A confirmation of registration with Natural England shall be submitted to the Local Planning Authority once granted.

Environment Agency

4. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence



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(including a remote defence) or culvert

- on the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk

Local Highway Authority

5. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department - Place at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website

<https://www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx>

E-mail highways.hub@derbyshire.gov.uk or

Telephone Call Derbyshire on 01629 533190.

The Highway Authority recommends that the first 5.0 metres of the proposed access should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action.

Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

The following clause shall be included in the deeds of the dwellings to ensure that at no time will adoption of any part of the access road be sought:

"The lessee or purchaser shall not at any time, either alone or jointly with others, seek adoption of any part of the driveway intended to serve the development as a highway maintainable at the public expense, it being the intention that same shall at all times remain private up to the point where the same abuts upon the publicly maintainable highway.

Pursuant to Section 127 of the Highways Act 1980, no work may commence within the limits of the public highway to close any redundant accesses and to reinstate the footway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 127 Agreements may be obtained by contacting this Authority via email – highways.hub@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 127 Agreement. Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Mr J Adams, Traffic Management, 01629 538628. All





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road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site; relevant forms are available via the following link:

http://www.derbyshire.gov.uk/transport_roads/roads_traffic/roadworks/default.asp

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel:0333 880 2000.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and





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you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

