

Ms Jane Colley
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

23 October 2023
EP ref: 21-607

Dear Ms Colley

Re: Discharge of conditions on HPK/2021/0623, HPK/2021/0620 & HPK/2021/0621
Site: Land at 152A Albion Road, New Mills

Please find enclosed applications and documents/details to discharge conditions on planning permissions reference HPK/2021/0623, HPK/2021/0620 and HPK/2021/0621. Separate application forms have been submitted for each of the applications and the following information is included in respect of each of the following conditions:

Condition 5 (HPK/2021/0623, HPK/2021/0620 and HPK/2021/0621)

- Drg No: DSO993- Bypass separator
- Document reference: 8492 (Pollution Control) dated 16 August 2021
- Calculation of Infiltration Rate in broad accordance with BRE Digest 365
- Document reference: 8492 SW Model P07 dated 8 August 2023
- HBL Drainage Maintenance report, reference: 8492-HBL-00-XX-RP-D-0001 REV: P03
- Proposed contributing areas plan, reference: 8492-HBL-XX-XX-DR-S-0400 REV: P06
- Section through amenity space infiltration tank, plan ref. 8492-HBL-XX-XX-DR-D-0403REV: P08
- Proposed drainage plan, reference 8492-HBL-XX-XX-DR-D-0404 REV: P07
- SW Network Long Sections, plan: 8492-HBL-XX-XX-DR-D-0408 REV P04
- FW Network Long Sections, plan reference 8492-HBL-XX-XX-DR-D-0409REV P04
- Exceedance pathways, plan reference: 8492-HBL-XX-XX-DR-D-0410 REV P03
- SW Manhole Schedule, document reference: 8492-HBL-XX-XX-DR-D-0411 REV P03

- FW Manhole Schedule, document reference 8492-HBL-XX-XX-DR-D-0412 REV P03
- Site photographs
- Interim Phase 2 Investigations - 2019 and 2020 by Peak Environmental Solutions (as previously submitted to LPA)
- Interim Phase 2 Investigations – 2020 and 2021 by Peak Environmental Solution (as previously submitted to LPA)
- Final-D Phase 2 trial pit investigation for plots 8 to 10

The submitted documents respond to each of the points previously raised by the Derbyshire flood team for the parent permissions and for DOC/2021/0108 as follows:

- The design of soakaways should include monitoring points where the water levels in the system can be monitored or measured as stated in section 13.13.1 of C753. Please amend the standard details to suit. Can you also add an access turret onto the layout please, in line with C753 - *Access and maintenance Turret added to Infiltration tank on proposed drainage plan 8492-HBL-XX-XX-DR-D-0404 Rev.P07.*
- The drainage layout should include the location where the Soakaway tests were carried out - *Location and depth of soakaway tests added to plan 8492-HBL-XX-XX-DR-D-0404 Rev.P07.*
- Confirmation should be provided that a test has been carried to BRE365 at the same depth, head, and location as the proposed soakaway - *BRE365 Infiltration test details attached as provided by Peak Environmental Solutions and Treville Properties.*
- Bore hole logs are required for the percolation tests – *Please refer to the SI information provided by Peak Environmental Solutions*
- Demonstration is needed of the appropriate level of treatment stages from the resultant surface water discharge, in line with Table 4.3 of the CIRIA SuDS Manual C753 – *See enclosed pollution mitigation sheet. Oil interceptor and sump chamber shown upstream of infiltration tank.*
- Information required to address concerns relating to slope stability and soakaway positioning - *Retaining wall omitted, slope adjusted as shown on Section 8492-HBL-XX-XX-DR-D-403 Rev.P08.*
- Updates required to include the latest allowance for climate change in the High Peak area which is 35% for the 1 in 30 year and 45% for the 1 in 100 year - *Calculation and drawings have been revised to reflect recent changes in climate change allowances.*
- A plan is needed to show above ground flood pathways (where relevant) for events in excess of the 1% probability annual rainfall event to ensure exceedance routes can be safely managed - *Separate drawing Exceedance Pathways 8492-HBL-XX-XX-DR-D-0410 (P03) has been created as requested.*
- Confirmation is needed to show that an appropriate allowance (usually 10%) has been made for urban creep throughout the lifetime of the development as per 'BS 8582:2013 Code of Practice for Surface Water Management for Developed Sites' (to be agreed with the LLFA) - *10% urban creep allowance has been provided. Please refer to contributing areas plan 8492-HB-XX-XX-DR-D-0400 (P06) included for clarity.*

Condition 11 (HPK/2021/0621)

In addition to being listed above in relation to condition 5 (in response to previous queries from the Derbyshire flood team), the following documents are also submitted to discharge Condition 11 on HPK/2021/0621

- Interim Phase 2 Investigations - 2019 and 2020 by Peak Environmental Solutions (as previously submitted to LPA)
- Interim Phase 2 Investigations – 2020 and 2021 by Peak Environmental Solution (as previously submitted to LPA)
- Final-D Phase 2 trial pit investigation for plots 8 to 10

With regard to contamination, the officer report for this application stated:

“Condition 11 required the submission of a contamination risk assessment, remediation assessment (if necessary) and a verification report to confirm the remediation measures have been installed. A number of reports have been submitted which the EHO considers to be acceptable, however he considers that further investigative works are required with regard to plots 8 to 10. It is recommended that condition 11 is therefore retained for this development and specifically these plots.”

The results of the fourth and final (Final-D) stage of Phase 2 trial pit Investigation work undertaken by Peak Environmental Solutions Limited (PESL) show that none of the identified substance concentrations give any cause for concern with respect to potential risks to future residents or the environment. The assessment recommends no further works with respect to land contamination and the natural soil/bedrock conditions encountered in the Plots 8 to 10 area.

Condition 25 (HPK/2021/0620 and HPK/2021/0621)

Condition 25 requires the submission and approval of details for the boundary fixings for railings adjacent to the canal wall and indicates that these should avoid fixings to the canal washwall. The enclosed photographs show the fixings, which do not fix into the washwall.

We trust that the above is satisfactory and that the conditions can now be discharged. Further information will be submitted to discharge condition 24 of the permissions in due course.

Yours sincerely
Emery Planning

Lynn Jones

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Associate

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