

High Peak Borough Council - Planning
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

13 November 2023
EP ref: 22-611

Dear Sir or Madam

Re: Planning Portal ref - PP-12545168
Discharge of Condition 1 and 3 DET/2022/0020
Site - Edgemoor Farm, Bishops Lane, Buxton

We are instructed by Mr R. Lomas to submit an application to discharge condition 1 and 3 of planning approval ref: DET/2022/0020 for "General purpose agriculture building". The application comprises the following:

- Application forms;
- Decision Notice DET/2022/0020;
- Proposed Drainage Strategy Plan (10382-HBL-XX-XX-DR-D-0001), prepared by HBL;
- Proposed Surface Water Drainage Details – Long Sections and Manholes Schedule (10382-HBL-XX-XX-DR-D-0002), prepared by HBL;
- Drainage Construction Details Sheet 1 (10382-HBL-XX-XX-DR-D-0003), prepared by HBL;
- Typical Drainage Construction Details Sheet 2 (10382-HBL-XX-XX-DR-D-0004), prepared by HBL;
- Drainage Maintenance Schedule (10382-HBL-XX-XX-RP-D-0001), prepared by HBL;
- Covering letter RE: BRE-365 Infiltration Testing by Peak Environmental Solutions;
- Construction Environmental & Transport Management Plan (CEMP), prepared by A&H Safety Consultants;
- Attenuation Tank Specification, prepared by Polypipe;
- Surface Water Model (10328 P01), prepared by Causeway; and
- Flow Control Chamber, prepared by WASP.

Condition 1 states that:

Prior to the commencement of any engineering operations involving the removal of any earthworks, a Construction Management Statement detailing the volume of earth that is to be removed and how the earth will be disposed of or relocated, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

This application is accompanied by a Construction Environmental & Transport Management Plan prepared by A&H Safety Consultants Ltd which details how any earth works will be removed and or relocated during the engineering operation process of the development. This confirms that there will be no earth materials removed from site as they will be reused to complete hard and soft landscaping on approved application HPK/2021/0725.

Condition 3 states that:

Prior to the commencement of development details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and prior to the first occupation of the development hereby approved.

This application is accompanied by plans demonstrating the specification details for dealing with surface water drainage.

The planning application fee in sum of £116.00 has been paid by BACS transfer via the Planning Portal.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of the application.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director