

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

Your Ref DOC/2023/0073

Our Ref CRTR-PLAN-2023-40384

Monday 4 December 2023

Dear Jane Colley,

Proposal: Application for Approval of Details Reserved by Condition In relation to application HPK/2021/0621 Conditions 5, 11 and 25

Location: Land at 152A Albion Road, New Mills

Waterway: Peak Forest Canal

Thank you for your consultation relating to the discharge of conditions on a planning permission.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Thank you for your consultation relating to the discharge of conditions on a planning permission.

Condition 5

Condition 5 requires submission of a detailed surface water drainage scheme for the development. We note that surface water is not intended to discharge to the adjacent canal and that, whilst some run-off from the site might enter the canal, this is likely to be minimal and unlikely to exceed run-off previously received from the site prior to its redevelopment. The Trust therefore has no objection to the discharge of Condition 5 on the basis of the information provided.

Condition 11

The Trust has no objection to the discharge of Condition 11 on the basis of the information provided.

Condition 25

Condition 25 requires submission of details of the boundary railings to be installed adjacent to the canal. We note that these railings have already been installed but consider that their design and installation is appropriate, and they have been located behind the existing canal washwall. The Trust therefore has no objection to the discharge of Condition 25 on the basis of the information provided.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW

T: E: W: canalrivertrust.org.uk

Ian Dickinson MRTPI
Area Planner

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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