



High Peak Borough Council

working for our community

27/11/2023

My ref: DOC/2023/0061

Mr Matthew Sharp
Mellor Homes
PO Box 192 192
Stockport
Cheshire
SK6 9DH

Dear Sir,

DOC/2023/0061 - Discharge of conditions 4, 6, 8, 9, 11, 14, 15, 16 & 17 relating to HPK/2022/0471 at Land at Longclough Drive, Simmondley Glossop

I can confirm that:

Condition 4: External Facing Materials

Natural Blue Slate Roof - acceptable
Gritstone Walls - acceptable
Indian Stone Paving - acceptable
Powder coated steel Gutters and downpipes - acceptable
Cream on White PVC windows - acceptable
Tunnelised timber Fences and bin stores - acceptable

Condition 6: Scheme of Hard and Soft Landscaping

Scheme of hard and soft landscaping submitted under the drawing reference 6424.01G submitted on 15th November 2023 is deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 8: Bin Stores

Details submitted under the drawing reference 1300-A-DR-005 are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 9: Surface Water Drainage Scheme

Any conditions relating to flood risk are exempt from deemed discharge. Therefore, the condition cannot be discharged at this point as feedback from Derbyshire County Council Flood Risk Management is required regarding the details submitted.

Condition 11: Boundary Treatments

Details of boundary treatments submitted under the drawing reference 6424.01G submitted on 15th November 2023 and 'Typical Fence' photograph are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 14: Drainage Arrangements of Driveways

Details submitted under the drawing reference 1007-PO2 are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 15: Construction Management Plan

Details submitted are not considered acceptable, due to an inconsistency on the drawings. Thus, the condition cannot be discharged at this point.

Condition 16: Arboricultural Method Statement

Details submitted are not considered acceptable, due to an inconsistency on the drawings. Thus, the condition cannot be discharged at this point.

Condition 17: Contamination

Details submitted under the WML Consulting, "*Phase 2 Geo-Environmental Investigation & Assessment*" (ref: 9405GWML-00-XX-RP-G-0002), dated 22 October 2022 and subsequent email dated 9th November 2023 to confirm that all major ground and enabling works have already been carried out as part of the previous approved application on the site and no evidence of contamination has been found are deemed acceptable. Condition is satisfied subject to compliance with these details.

Yours faithfully

Hannah Varley
Planning Officer