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High Peak Borough Council

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Mr Graham Normington
James Totty Partnership
38 Wilkinson Street
Sheffield
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Mr Wood
Butterley Hall
Ripley
DE5 3RS

Application no: HPK/2023/0235

Determined on: 23rd January 2024

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:

Glossop Fire Station Whitfield Park Glossop Derbyshire SK13 8LG

Description of Development:

Demolition of existing Fire Station and Outbuildings and construction of new Fire Station, Smoke House and Tower with associated outbuildings and external works. Work to include a temporary structure to house the fire appliances during construction

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):

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- | | |
|--|-----------------|
| - Proposed Fire Station Elevations | (Ref: 5008-P01) |
| - Proposed Sections | (Ref: 5011-P02) |
| - Proposed Floor Plans | (Ref: 5005-P02) |
| - Proposed Smoke House Elevations | (Ref: 5009-P01) |
| - Proposed Smoke House Floor Plans | (Ref: 5007-P02) |
| - Temporary Garage Plan and Elevations | (Ref: 5006-P01) |
| - Location Plan | (Ref: 0501-P01) |
| - Proposed Site Plan | (Ref: 5004-T02) |
| - Proposed Site Plan and Topography | (Ref: 5003-P01) |





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- Vehicle Tracking Temporary Bay (Ref: 1004-P02)
- Drainage (Ref: 1002-P08)
- Levels (Ref: 1021-P08)
- External Works (Ref: 1031-P08)
- Topographic Survey
- Utilities Survey
- Proposed External Lighting Security Layout

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. No development above foundation level shall commence until a Materials Schedule detailing all materials to be used in the construction of external walls and roofs of the building and hard surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in complete accordance with the approved materials.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. No development shall take place 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 "Below Ground Drainage Strategy" (Ref: LM21003-DYSE-XX-ZZ-RP-C-0001, Revision P04 dated 23/03/2023 issued by DYSE Structural Engineers) including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team and DEFRA's non-statutory technical standards for sustainable drainage systems (March 2015) has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.

Reason:- To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal in line with Local Plan Policy EQ11 and relevant paragraphs under Chapter 14 of the NPPF.

5. Prior to commencement of the development, a scheme indicating how additional surface water run-off from the site will be avoided during the construction phase shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be in operation before the commencement of any works and shall be retained and fully functional throughout construction..

Reason:- To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal in line with Local Plan Policy EQ11 and relevant paragraphs under Chapter 14 of the NPPF.

6. Prior to the development hereby approved first coming into operation, a Verification Report which demonstrates that the drainage system has been constructed as per the agreed scheme, provides the details of any management company, and states





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the national grid reference of any key drainage elements, carried out by a suitably qualified independent drainage engineer must be submitted to and approved in writing by the Local Planning Authority.

Reason:- To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal in line with Local Plan Policy EQ11 and relevant paragraphs under Chapter 14 of the NPPF.

7. No fixed external plant or equipment shall be installed without the prior permission in writing of the Local Planning Authority.

Reason:- In the interests of preserving public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs contained under Chapter 15 of the NPPF

8. The total sound level from external fixed plant or equipment shall not exceed the following sound levels at the nearest residential receptor when measured or assessed (including corrections for characteristic noise) in accordance with BS4142:2014:

- 41dB LAeq, 1hr during daytime 07:00 – 23:00
- 26dB LAeq, 15 mins during the night time 23:00-07:00

Reason:- In the interests of preserving public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs contained under Chapter 15 of the NPPF

13. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 and 2 of this condition have been complied with.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be agreed in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by Local Planning Authority. 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,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model





Procedures for the Management of Land Contamination, CLR 11'.

2. 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 historical environment must be submitted to and approved in writing by the Local Planning Authority. 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 ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out, unless otherwise agreed in writing by the Local Planning Authority 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) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified 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 part 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2 of this condition. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, in accordance with part 3 of this condition.

Reason:- In the interests of preserving public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs contained under Chapter 15 of the NPPF

10. Construction and demolition and any deliveries to site shall be strictly limited to the following times of operation:
- 08:00 – 18:00 Monday to Friday
 - 08:00 – 13:00 Saturdays
 - No working is permitted on Sundays or Bank Holidays

Reason:- In the interests of preserving public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs contained under Chapter 15 of the NPPF

11. Prior to demolition works being carried out on site, an Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following details:



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- Techniques and control measures to minimise noise
- Techniques and control measures to minimise dust
- Methods to be employed to monitor dust and noise during demolition/ construction
- Complaints procedure for dealing with complaints made to the developer in relation to impacts from noise or dust during demolition or construction
- Communications plan for informing neighbouring properties of the schedule of works and the developer contact details in the event of complaints
- Instruction/ training to be given to site workers/ contractors to minimise emissions of dust and noise.

Development shall take place in complete accordance with the approved plan.

Reason:- In the interests of preserving public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs contained under Chapter 15 of the NPPF

12. No vegetation clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a suitably qualified ecologist. If nesting birds are present, an appropriate exclusion zone shall be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Reason:- In the interests of preserving all ecological assets and protected species in line with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF.

13. All trees proposed for removal which have been assessed to display low bat roost potential shall be subject to an updated ground-based assessment prior to felling and then removed using a 'soft-fell' approach.

Reason:- In the interests of preserving all ecological assets and protected species in line with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF.

14. All external lighting shall be implemented in strict accordance with the External Lighting Design Statement (Ref: GFS_ESD_XX_XX_R_E_0001 P1)

Reason:- In the interests of preserving all ecological assets and protected species in line with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF.

15. Prior to the commencement of development, a Landscape and Biodiversity Enhancement and Management Plan shall be submitted to and approved in writing by the Local Planning Authority, and shall including the following:

- Description and location of features to be retained, created, enhanced and managed, including new landscaping and existing habitats, including the replacement of trees at a 2:1 ratio and a preference for native species.
- Aims and objectives of management





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- Appropriate management methods and practices to achieve aims and objectives, including control/eradication of non-native species
- Prescriptions for management actions
- Preparation of a work schedule (including a five year work plan capable of being rolled forward in perpetuity)
- Details of the body or organization responsible for implementation of the plan
- A monitoring schedule to assess the success of the enhancement measures
- A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met
- Habitat enhancements including bat boxes, bird boxes habitat piles/deadwood
- Requirement for a statement of compliance upon completion of planting and enhancement works

The Plan shall also include details of the legal and funding mechanisms by which the long-term implementation of the Plan will be secured by the developer with the management body(ies) responsible for its delivery. The development shall be carried out and subsequently managed in accordance with the approved Plan.

Reason:- In the interests of preserving all ecological assets and protected species in line with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF.

Informative

1. The Local Planning Authority has worked in a positive and proactive manner with the applicant to address all outstanding planning issues to achieve a sustainable form of development, as required by the National Planning Policy Framework.

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](tel:03338802000).
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.

