

St Andrews Castle 33 St Andrews Street South Bury St Edmunds IP33 3PH

High Peak Borough Council

Via Planning Portal

Our Ref: 1706/PA2/SC

26/01/2024

To whom it may concern,

Prior Approval for the Demolition of former Aldi food store, Station Road, Buxton.

Further to our recent application, reference DET/2023/0018, please find attached a new application with the details of the proposal amended in line with the officer's report and previous reasons for refusal.

The revised Demolition statement addresses all the points raised, as summarised below:

- Additional information has been added in respect of dust control measures and restrictions.
- Vehicle movements have been restricted to suitable hours of operation.
- The site area and location of the proposed hoarding is amended to ensure the public highway is excluded from the working area and will remain publicly accessible. An existing public ramped access will be closed under a temporarily closure licence.
- The scope of works is amended to clarify that there are no changes in level or re-engineering of existing banks or slopes proposed as part of the demolition works.
- Boundary vegetation will also be left in place to retain screening and improve slope stability. Ref: 007_4210567_HG_DP_Issue 2 Page 2 Issue 1: 22 January 2024
- The scope of works is amended to clarify that there are no works proposed other than demolition of above ground structures. There will be no changes in levels, recycling of material or removal of waste, other than that that required to be removed for safety reasons.
- Surfacing will remain, providing continued capping and protection of the aquifer. No excavations are planned and therefore the risk of pollution of controlled waters is minimal. Similarly, the avoidance of excavations means there will be no interference with the assessment of the land contamination risk.

If you have any queries relating to this application, please do not hesitate to contact us.

We look forward to working with you to ensure that the demolition can be completed to allow for all the additional surveys to be commenced to address the full suite of conditions attached to HPK/2022/0300.

Yours faithfully,

Sarah Carpenter
sarah@planware.co.uk