

The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG
hello@houriganplanning.com
0333 939 8057



07539 332 104
niall.mellan@houriganplanning.com

Your ref:
Our ref: 2024-02-29 PINS
Date: 29 February 2024

Dear Sir/Madam

LAND SOUTH OF DINTING VALE, DINTING, GLOSSOP, DERBYSHIRE

APPEAL ON BEHALF OF WAIN HOMES (NORTH WEST) LIMITED

**AGAINST THE REFUSAL OF FULL PLANING PERMISSION FOR A PROPOSED RESIDENTIAL DEVELOPMENT
COMPRISING 92 DWELLINGS INCLUDING AREAS OF PUBLIC OPEN SPACE, LANDSCAPING AND
ASSOCIATED WORKS**

I enclose a planning appeal in relation to the above matter following the refusal of full planning permission by High Peak Borough Council (HPBC) under reference HPK/2022/0456.

Documents

At the outset it should be noted that this is case that involves a substantial amount of documentation. To assist I enclose an indexed schedule that identifies the relevant documents in this case. This comprises the following groups of documents:

- The original planning application documents.
- Documents relating to amendments made to the application during the course of its consideration.
- Statutory consultee comments on the application.
- Documents relating to the determination of the planning application by the Council's Development Control Committee and the subsequent Decision Notice. .
- Documents to which the Appellant may refer to during the appeal.

It is hoped that the above-mentioned document can form the basis of a Core Documents Library for the appeal.



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Hourigan Planning Limited. Company Number: 06949990
Registered Office: Spring Court, Spring Road , Hale, Cheshire, WA14 2UQ



RTPI

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In terms of appeal documents the following are submitted herewith:

- This covering letter.
- Appeal Form & Certificate.
- Notice to Landowners/Tenants.
- Reasoned Justification for a Public Inquiry¹.
- The Appellant's Full Statement of Case.
- Draft Statements of Common Ground.

Costs

No costs application is enclosed with this appeal. The Appellant respectfully reserves its position on this matter. The Appellant will review its position once it has seen the Council's evidence.

Summary

I trust that this appeal submission is in order and look forward to receiving your written validation of the appeal in due course.

I confirm that a copy of the appeal papers have been sent to HPBC.

Yours faithfully

NIALl MELLAN BA (Hons) MSc MRTPI
Associate Director

cc: Wain Homes (North West) Limited
B Haywood - Head of Planning - HPBC

Encl.

¹ Under the provisions of Recommendation 3 of the Rosewell Review into Inquiry appeals notification was given to LPA and PINS on 14 February 2024 of an intention to submit this appeal and the Appellant's forthcoming request that the appeal be dealt with by way of a Public Inquiry. The notification was given not less than 10 working days before the appeal is submitted in accordance with Recommendation 3 of the Rosewell Review.