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Your ref: HPK/2022/0456  
Our ref: 2023-08-10 LPA  
Date: 10 August 2023

**BY EMAIL ONLY:** [chris@whitepeakplanning.co.uk](mailto:chris@whitepeakplanning.co.uk) [benhaywood@highpeak.gov.uk](mailto:benhaywood@highpeak.gov.uk) [stevengr@whitepeakplanning.co.uk](mailto:stevengr@whitepeakplanning.co.uk)

Dear all

**LAND SOUTH OF DINTING VALE (A57), GLOSSOP, DERBYSHIRE**

**PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 92 DWELLINGS INCLUDING AREAS OF PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS**

**PLANNING APPLICATION REFERENCE: HPK/2022/0456**

We wish to submit further plans and documents in relation to the above planning application. Please find enclosed our updated Annex 1 document which lists the documents that are being submitted for consideration.

These documents have been produced to address the following further statutory consultee responses.

**Design Changes**

Following recent design comments, changes have been made to the site layout and these are shown in Documents 247 - 264. The proposed amendments are as follows:

- Access road design improved with regards to the gradient.
- Provision off an offset cycleway and pedestrian access from the site entrance.
- Front footpaths to plots reconfigured to avoid blocked access from parking bays.
- Hard landscaping material amended to block paving to private drives.
- Bin storey and cycle store to Chinley apartment block re-located.
- Dry stone walling indicated to public realm.
- Proposed levels amended between interfaces.
- Bin collection point to south edge of the site amended.
- 2 priority crossings added across the access road adjacent to Plot 1 and Plot 9.
- Updated external works drawings have been provided.
- Updated street scenes have been provided.

In addition, and in response to other comments received, please refer to the updated house type and garage drawings by Baldwins (Documents 265 - 284). Amendments have been made as follows:



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**RTPI**

Chartered Town Planners

- Rainwater goods, fascias, windows, garage doors and cruciform detail (where applicable) are now proposed in anthracite grey.
- Eaves - boxed eaves have been removed from all types.
- Verges - all house types have been updated to show dry verges.
- Windows in bedroom 1 of the apartments have been combined to make a bigger window.
- Canopies of the apartments have been removed and stone surrounds added in.
- Juliet balconies have been added to the rear of the lower ground apartments.
- Layout updated to show access to the side doors of the apartments.
- Chimneys have been added to the Chinley block of apartments.
- Elevations have been updated to show a stone finish of the apartments.
- Windows to the front have been amended to show 3 pane in bed 1 of the apartments.
- Chimneys have been added to Acacia, Foxglove, Willow and Witchazel house types.
- Plot 1 house type amended to include side box bay window.
- Plot 62 building handed and block staggered to create softer build line.
- Proposed garage plans have been provided.

### **Highways**

In response to recent Highways comments we are pleased to submit an updated Highways Technical Note (Document 285). This new document reflects recent discussions with the Highways Officer.

### **Landscaping**

Following amendments to the site layout and access, please see updated landscape and planting plans (Documents 286 - 290).

### **Levels and External Works**

Updated external works drawings are provided with reference to Documents 291 - 295.

### **Ecology**

Document 296 shows the locations of all proposed bat and bird boxes.

### **Trees**

Following changes to the site layout the Arboricultural Impact Assessment has been updated and we are pleased to submit the latest revision in document 297.

### **Summary**

I trust the above will assist you when considering the application further. If you have any queries about the enclosed information please do not hesitate to contact me or in my absence Marc or Nick.

Yours sincerely

A handwritten signature in black ink that reads "Niall Mellan". The signature is written in a cursive, flowing style.

**NIALL MELLAN** BA (Hons) MSc MRTPI  
Associate Director

cc: Wain Homes Limited

Marc Hourigan

Hourigan Planning

Nick Brookman

Hourigan Planning