



High Peak Borough Council

working for our community

13/03/2020

My ref: DOC/2017/0071

Your ref:

Kevin Furey
Baratt Homes
4 Brindley Road
City Park
Manchester
M16 9HQ

Dear Mr Furey

DOC/2017/0071 - Discharge of conditions in relation to HPK/2017/0694 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 21, 22, 24, 26, 27, 28 at Land At Linglongs Road, Whaley Bridge

I refer to the above discharge of conditions application which was considered by the Development Control Committee on the 9th September 2019 and the 7th October 2019. I can now confirm the following:

Condition 4 – I can confirm that the details shown on plan refs 466-ED-CMS1 Rev C Plan 1, 466-ED-CMS2 Rev E Plan 2 and 466/ED/CMS1 Rev C Plan 3 are acceptable. This condition is therefore agreed.

Condition 6 – I can confirm that the details provided in the Detailed Noise Assessment Report – July 2019 Version VO.2 by Wardell Armstrong is acceptable. This condition is therefore agreed.

Condition 7 – I can confirm that the details show on plan refs 466-ED-CMS1 Rev C Plan 1, 466-ED-CMS2 Rev E Plan 2 and 466/ED/CMS1 Rev C Plan 3, Appendix B Compound Standard Details and Appendix C - SWMP are acceptable. This condition is therefore agreed.

Condition 8 – I can confirm that the details shown on plan refs 466-ED-CMS1 Rev C Plan 1, 466-ED-CMS2 Rev E Plan 2 and 466/ED/CMS1 Rev C Plan 3, the Construction Method Statement Rev A July 2017 is acceptable. This condition is therefore agreed.

Condition 9 – I can confirm that the details shown on plan refs 466-ED-02 Rev S, 466-ED-03 Rev E, 466-ED-07 Rev F, 466-ED-08 Rev F, 466-ED-09 Rev F, 466-ED-ED-10 Rev F,



466-ED-11 Rev F, 466-ED-12 Rev E, E66-ED-12 Rev G, 466-ED-13 Rev G, 466-ED-14 Rev H, 466-ED-15 Rev F, 466-ED-18 Rev F, 466-ED-30 Rev C, 466-ED-31 Rev B, 466-ED-33 Rev A, 466-ED-35 Rev A, 466-36, 466-ed-37 Rev A, 466-ED-46, 466-ED-47 Rev A and 466-ED-53 are acceptable. This is condition is therefore agreed.

Condition 10 - I can confirm that the details shown on plan refs 466-ED-02 Rev S, 466-ED-03 Rev E, 466-ED-07 Rev F, 466-ED-08 Rev F, 466-ED-09 Rev F, 466-ED-ED-10 Rev F, 466-ED-11 Rev F, 466-ED-12 Rev E, E66-ED-12 Rev G, 466-ED-13 Rev G, 466-ED-14 Rev H, 466-ED-15 Rev F, 466-ED-18 Rev F, 466-ED-30 Rev C, 466-ED-31 Rev B, 466-ED-33 Rev A, 466-ED-35 Rev A, 466-36, 466-ed-37 Rev A, 466-ED-46, 466-ED-47 Rev A and 466-ED-53 are acceptable. This is condition is therefore agreed.

Condition 11 – I can confirm that the details shown on plan refs 466-ED-02 Rev S, 466-ED-03 Rev E, 466-ED-07 Rev F, 466-ED-08 Rev F, 466-ED-09 Rev F, 466-ED-ED-10 Rev F, 466-ED-11 Rev F, 466-ED-12 Rev E, E66-ED-12 Rev G, 466-ED-13 Rev G, 466-ED-14 Rev H, 466-ED-15 Rev F, 466-ED-18 Rev F, 466-ED-30 Rev C, 466-ED-31 Rev B, 466-ED-33 Rev A, 466-ED-35 Rev A, 466-36, 466-ed-37 Rev A, 466-ED-46, 466-ED-47 Rev A and 466-ED-53 are acceptable. This is condition is therefore agreed.

Condition 12 – I can confirm that the details shown on plan refs 466-ED-02 Rev S, 466-ED-03 Rev E, 466-ED-07 Rev F, 466-ED-08 Rev F, 466-ED-09 Rev F, 466-ED-ED-10 Rev F, 466-ED-11 Rev F, 466-ED-12 Rev E, E66-ED-12 Rev G, 466-ED-13 Rev G, 466-ED-14 Rev H, 466-ED-15 Rev F, 466-ED-18 Rev F, 466-ED-30 Rev C, 466-ED-31 Rev B, 466-ED-33 Rev A, 466-ED-35 Rev A, 466-36, 466-ed-37 Rev A, 466-ED-46, 466-ED-47 Rev A and 466-ED-53 and the Foul Water Pumping Station Technical Submission Document are acceptable. This is condition is therefore agreed.

Condition 13 – I can confirm that the details shown on plan refs 466-ED-02 Rev S, 466-ED-03 Rev E, 466-ED-07 Rev F, 466-ED-08 Rev F, 466-ED-09 Rev F, 466-ED-ED-10 Rev F, 466-ED-11 Rev F, 466-ED-12 Rev E, E66-ED-12 Rev G, 466-ED-13 Rev G, 466-ED-14 Rev H, 466-ED-15 Rev F, 466-ED-18 Rev F, 466-ED-30 Rev C, 466-ED-31 Rev B, 466-ED-33 Rev A, 466-ED-35 Rev A, 466-36, 466-ed-37 Rev A, 466-ED-46, 466-ED-47 Rev A and 466-ED-53 are acceptable. This is condition is therefore agreed.

Condition 14 – I can confirm that the details provided in the Phase 1 Geo Environmental Assessment by Lees Roxburgh dated Feb 2014 ref 5644/R1, Phase 2 Consolidated Geo Environmental Report by Opus dated 11th December 2014 ref J-D1747.00_R1_NLC, Trail pitt Logs by Opus, Coal Extract Report by Opus dated 11th December 2014 ref J-D1747_R1_NLC, Gas Rish Assessment by Opus dated 20th January 2015 ref J-D1747.00_L3_NLC, OPUS, Addendum gas monitoring report, ref J-D1747.00_L3_NLC dated 29 January 2015, Soiltechnics Ltd, Appraisal Report, ref R-STP3981NM-AR01-rev0, dated 4th May 2017, Specification and Classification for Reuse Report by Soil Technics R-STP3981NM-ES01 and Soiltechnics Ltd, ref L-STP3981NM-001 dated 4th May 2017 are acceptable. Accordingly condition 14 (a), (b) and (c) are acceptable. It is noted that condition 14 (d) requires the submission of a verification plan to demonstrate compliance with condition 14 (c) and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action will be required following the implementation of the remediation strategy, and I would welcome this once the works have been carried out.

Condition 16 – I can confirm that the details provided in the Landscape and Ecological Mitigation Plan by TEP, REF 6270.02.003 dated 03.09.18, plan refs D6270.02.001J, D6270.02.003F, D6270.02.004F, D6270.02.005F, D6270.02.006F, D6270.02.007F, D6270.02.008F, D6270.02.009F, D6270.02.010F, D6270.02.011F and D6270.02.012F are acceptable. This condition is therefore agreed.

Condition 17 – I can confirm that the details provided on plan ref D6270.02.002L are acceptable. This condition is therefore agreed.

Condition 18 – I can confirm that the details provided in the Bat Mitigation Strategy: Trees by TEP, REF 6270.01.001 dated August 2019 is acceptable. This condition is therefore agreed.

Condition 19 – I can confirm that the details provided in the Badger Licensing Strategy by TEP, ref 5104.02.01 dated June 2019 is acceptable. This condition is therefore agreed.

Condition 21 – I can confirm that the details provided in the Survey and Recommendations report by Japanese Knotweed Solutions Ltd dated 17.03.2017 and shown on plan refs JK17-2519-01 and JK17-2519-02 is acceptable. This condition is therefore agreed.

Condition 21 – I can confirm that the details provided in the Survey and Recommendations report by Japanese Knotweed Solutions Ltd dated 17.03.2017 and shown on plan refs JK17-2519-01 and JK17-2519-02 is acceptable. This condition is therefore agreed.

Condition 22 – I can confirm that the details show on plans refs 466-ED-06 Rev H, 466/P/PL/01 Rev X, VD17501-100-01J, VD17501-100-03.1E, VD17501-100-04.1D, VD17501-100-04.2C, VD17501-110-01B, VD17501-120-03B, VD17501-200-01H, VD17501-500-01I, VD17501-700-01I, VD17501-1100-01I, VD17501-1200-01F and VD17501-1200-02D are acceptable. This condition is therefore agreed.

Condition 24 – I can confirm that the details shown on plan refs 466-ED-CMS2 Rev E and 466/P/HLL/01 Rev J are acceptable. This condition is therefore agreed.

Condition 26 – I can confirm that the details provided in the Arboricultural Method Statement by TEP REF 6270.01.001 dated September 2018 is acceptable. This condition is therefore agreed.

Condition 27 – I can confirm that the details provided in the Consolidated Geo-Environmental Report by OPUS, REF J-D1747.00_R1_NLC is acceptable. This condition is therefore agreed.

Condition 28 - I can confirm that the details provided on plan refs 466-ED-01 Rev J, 466-ED-01 Rev R, 466-ED-22 Rev J, 466-ED-23 Rev G, 466-ED-24 Rev F, 466-ED-25 Rev F, 466-ED-26 Rev B, 466-ED-42 Rev B and 466-ED-48 Rev A are acceptable. This condition is therefore agreed.

Condition 5 – I note that this condition requires the submission of a WSI and the subsequent production of the site investigation and post development assessments prior to the first occupation of the development. I would therefore welcome the submission of these details when available.

Condition 23 will need to be agreed with the Local Planning Authority prior to the occupation of the dwellings, therefore I would recommend that a further discharge of condition application be made in respect of this condition.

If you wish to discuss this matter further please contact the case officer on the number below.

Yours Sincerely

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services

When calling please telephone 01298 28400 ext 4981

Email: Jane.Colley@highpeak.gov.uk