

Discharge of Conditions Application to High Peak Borough Council

Dated 12.3.2024

Ref:
HPK/2020/0558

Development to the Rear of the Old Grouse Hotel, Birch Vale, High Peak, SK22 1BX

Developer

CSV Developments Ltd
57 New Mills Road
Birch Vale
High Peak
SK22 1BX

Background

This application is to discharge condition 7 as detailed within the Approval of Reserved Matters Permission HPK/2020/0558 determined on 15.12.2022

Please note our new address with regards to the application:

CSV Developments Ltd
57 New Mills Road
Birch Vale
High Peak
SK22 1BX

This discharge relates to condition 7 which is “the provision of site accommodation, storage of materials, materials deliveries and parking etc” which must be discharged before works can commence on site.

Documents Attached:

Phase 1 General Site Layout – Page 1
Phase 2 General Site Layout – Page 2
Phase 1 Site Compound Arrangements – Page 3
Phase 2 Site Compound Arrangements – Page 4

Narrative

The construction site is fairly restricted with regards to space for site accommodation so it has been decided to construct the 6 new houses over a 2 phase approach.

Phase 1 comprises Plots H1, H2, H4, H5 and H6, leaving Plot H3 to be the site compound area during the phase 1 works

The phase 1 site compound area will be located on part of the existing car park area which is all an existing, good quality tarmac car park.

Phase 2 will be the construction of plot H3 with a reduced site compound area more suited for the build of a single house.

The existing site entrance and access road are to be retained as part of the new scheme road layout so access for site vehicles and deliveries for both parking and turning round are all contained within the existing car park area within the site.

This will vastly reduce any mud/extraneous materials from being transmitted out of the site during the build process but should this occur we do have arrangements in place for road sweeping/cleaning of external/public roads by a local contractor.

The attached drawings detail the site layouts for both phases and provisions have been made for:

- Site Offices
- Site Welfare
- Visitor parking
- Delivery /turning area
- External materials storage
- Plant parking area
- Container storage
- Emergency muster point
- Site and safety signage

Site security is by means of a security fence round the site along with a locked access gate (currently existing).

Provisions are also in place for out of hours security monitoring.

All site visitors are to report to the main site office located directly adjacent to the site access point where a site induction will be given.