High Peak Borough Council
working for our community

04/06/2024

My ref: DOC/2023/0089

Mr James Ackermann
d3-associates
Mallan House
Bridge End
Hexham
NE46 4DQ

Dear Sir,

DOC/2023/0089 - Discharge of conditions 3, 4, 5, 7, 8, 11, 12, 14, 15 relating to HPK/2021/0525 at Chinley Community Centre 21 Lower Lane, Chinley

I can confirm that:

Condition 3: External Stonework
Details submitted under the 'Discharge of Conditions no. 3 Details and samples of external stonework' document by d3associates Energy & Architecture, referenced D3A-1607-010-T02-P2 are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 4: External Render
Details submitted under the 'Discharge of Conditions no. 4 Details and samples of external render' document by d3associates Energy & Architecture, referenced D3A-1607-011-T-02-P2 are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 5: Storage of Refuse
Details submitted under the 'Discharge of Conditions no. 5 Details of refuse storage' document by d3associates Energy & Architecture, the drawing referenced '2001 P07 Proposed Site Plan' and the drawing referenced '7003 P01 Bin Storage Detail Drawings' are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 7: Secure Cycle Parking
Condition has been noted by the applicant and shall be complied with.

Condition 8: Construction Method Statement
Details submitted under the 'Discharge of Conditions no. 8 Construction Method Statement' document by d3associates Energy & Architecture and the drawing

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262
recycled

referenced ‘2302 P02 Site Establishment Works’ are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 11: Sustainable Surface Water Drainage Scheme and Foul Water Drainage Scheme
Details submitted under the ‘Drainage strategy document HPK/2021/0525 D3A-1607-014-T30-R2’ are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 12: Sustainable Drainage Management and Maintenance Plan
Details submitted under the ‘Discharge of Conditions no. 12 Sustainable drainage management and maintenance plan’ by d3associates Energy & Architecture and the ‘SuDs Management & Maintenance Plan - Chinley Community Centre, Lower Lane, Chinley, High Peak, SK23 6BE October 2023’ document by Building Design Northern referenced S3096-C-04-A are deemed acceptable. Condition is satisfied subject to compliance with these details.

Condition 14: Tree Protection Scheme
Details submitted under the ‘Discharge of Conditions no. 14 Tree Protection Scheme’ document by d3associates Energy & Architecture referenced D3A-1607-016-T30-R2, the ‘New Chinley Community Centre 0008 Method Statement for the Protection of Trees During Construction’ by d3associates Energy & Architecture dated January 2022 and the drawing referenced ‘2302 C02 Site Establishment Works’ are deemed acceptable. Root Protection Area for single stem trees is calculated as an area with a diameter 12 times the stem radius (in accordance with BS 5837 – Trees in relation to Design, Demolition and Construction). Fencing to comprise 2m high Heras welded steel mesh fencing panels mounted in rubber or concrete feet with stabilizer struts secured with ground pins as required. Condition is satisfied subject to compliance with these details.

Condition 15: External Lighting
Details submitted under the ‘Discharge of Conditions no. 15 External Lighting Scheme’ document by d3associates Energy & Architecture referenced D3A-1607-017-T30-R2 are deemed acceptable. Condition is satisfied subject to compliance with these details.

Yours faithfully

X B.J. Haywood

Signed by: Ben Haywood
Head of Development Services