



High Peak Borough Council

working for our community

Mr Harrison Kiely
HJK Construction (Northern) Limited
2 Dalton Court Commercial Road
Darwen
United Kingdom
BB3 0DG

05/06/2024

Dear Mr Kiely

APPLICATION NUMBER	DOC/2023/0091
APPLICANT NAME	Mr Harrison Kiely, HJK Construction (Northern) Limited
LOCATION	Site at Hallsteads, Dove Holes
PROPOSED DEVELOPMENT	Application for Approval of Details Reserved by Conditions 8, 15, 17, 19, 22, 24, 31, 35 and 36 and part discharge of condition 33 In relation to application HPK/2019/0028

I refer to the above submission of details pursuant to planning consent HPK/2019/0028. Following my review of the submitted details, and consultation responses from statutory consultees, I would comment as follows:

Condition 22: Ecological Enhancement Plan

Detail submitted:

- SE01002-001_D03_GS: Biodiversity Enhancements Location Plan (Biora)

I can confirm that the detailed shown on drawing SE01002-001_D03_GS are accepted and the discharge of condition 22 is approved.

Insufficient information has been submitted to satisfy the discharge of the following conditions:

- Condition 8: construction details of the residential estate streets and footways (including layout, levels, gradients, surfacing, means of surface water drainage and street lighting);
- Condition 15: scheme of hard and soft landscaping;
- Condition 17: detailed design and associated management and maintenance plan of the surface water drainage;
- Condition 19: details indicating how additional surface water run-off from the site will be avoided during the construction phase;

- Condition 24: a scheme for rear garden access to all dwellings including details of access, boundary treatment and secure gates;
- Condition 31: Railway Fencing: fencing details to the railway boundary shall include fencing suitable to prevent trespass onto the boundary of the railway.
- Condition 35: Finished Floor Levels
- Condition 36: vibro-impact/piling machinery :a risk assessment and method statement
- Condition 33: method statement and risk assessment for working in proximity to the railway line

Accordingly, the discharge of conditions 8, 15, 17, 19, 24, 31, 35, 36 and 33 are refused.

You are advised that no further works should take place at the site, until all planning conditions are resolved to the satisfaction of the Council. In the event that any further works are undertaken, this will result in formal enforcement action.

If you have any queries regarding the above please contact Rosie Dinnen, Planning officer
rosie.dinnen@highpeak.gov.uk

Yours sincerely

19/06/2024

X 

Signed by: Ben Haywood

Head of Development Services