

High Peak Borough Council  
Buxton Town Hall  
Market Place  
Buxton  
Derbyshire  
SK17 6EL

Your Ref DET/2024/0020

Our Ref CRTR-PLAN-2024-42005

Wednesday 19 June 2024

Dear Rosie Dinnen,

**Proposal: Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)**

**Location: 152A Albion House, Albion Road, New Mills**

**Waterway: Peak Forest Canal**

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is that the Trust has **no comment** to make on the proposal.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

**Ian Dickinson MRTPI**  
Area Planner

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

#### **Canal & River Trust Planning Team**

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