



High Peak Borough Council
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29/04/2024

Our Ref: DOC/2024/0002

Ms Fiona Wylie
Wylie Architecture
38 Lismore Road
Buxton
SK17 9AN

Dear Ms Wylie

DOC/2024/0002 – Application for Approval of Details Reserved by Condition in relation to application HPK/2023/0362. Conditions 4, 5 and 6 at Templemore, Harpur Hill Road, Harpur Hill, Buxton, Derbyshire, SK17 9NA

I refer to the above submission of details pursuant to planning consent HPK/2023/0362 received on 4th January 2024. Following review of the submitted details I would comment as follows:

Condition 4 (Arboricultural Report)

Condition 4 requires:

Prior to the commencement of development (including demolition and site clearance) a tree survey, arboricultural implications assessment, and arboricultural method statement (where necessary), shall be submitted to the Local Planning Authority for approval. The submitted information shall detail all existing trees on site, including those scheduled for removal, and shall demonstrate that the development will not have an unacceptable effect on important trees, including those covered by Tree Preservation Order, both on and off site. The submitted information shall include any mitigation that may be required and tree protection measures. The development shall be carried out in strict accordance with the approved details.

Condition 4 is discharged insofar as the detail provided within the Arboricultural Report, prepared by Thompson Consultancy, dated December 2023, is acceptable. The development shall be carried out in strict accordance with the details contained within the report.

Condition 5 (Hardsurfacing)

Condition 5 requires:

Notwithstanding the detail contained on approved plan referenced 02.03 Rev B – Proposed Site Plan, prior to the construction of any new hardstanding areas (including driveway and parking areas), full details of their coverage and extent, along with details of their construction

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and surfacing materials shall be submitted to the Local Planning Authority and approved in writing. Such information shall be informed by the details required pursuant to condition 4. The development shall be carried out in strict accordance with the approved details.

Condition 5 is discharged insofar as the proposed hardsurfacing areas, as detailed in Proposed Site Plan Referenced 02.03 Rev C is acceptable. The driveway construction to match the existing is considered to be acceptable. The development shall be carried out in strict accordance with the approved details.

Condition 6 (Landscaping)

Condition 6 requires:

Prior to completion of the development hereby approved, a detailed landscaping scheme shall be submitted to the Local Planning Authority for approval. The landscaping scheme shall detail species, size and location of landscaping and shall demonstrate replacement planting for any trees lost on a 2:1 basis. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Condition 6 is discharged insofar as the proposed landscaping scheme, as detailed in within the Arboricultural Report, prepared by Thompson Consultancy, dated December 2023, in the locations shown in Appendix 6 of that document, is acceptable. The landscaping shall be implemented in strict accordance with those detailed, and in accordance with the terms of condition 6.

I can confirm that all pre-commencement details reserved by condition attached to planning permission HPK/2023/0362 are approved, and that the development can lawfully commence. Works shall be carried out in strict accordance with the details hereby approved and the terms of the conditions detailed on the decision notice. Any variation will require further approval through a separate application for details reserved by condition.

Yours sincerely

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

