

Mr Sam Baird
JDA Architects
The Warehouse
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M34 3DS

01/08/2024

Re: DOC/2023/0072 – Application for Discharge of Conditions 3, 4, 5, 7, 9, 10, 11, 12, 13, 17, 19, 20, 22, 23, 24, 25 & 26 relating to HPK/2022/0353. Former Zion Methodist Church, Simmondley Lane, Simmondley, Glossop.

Dear Mr Baird

Introduction

I write in connection with the application you have submitted on behalf of the applicant Mr Matthew Sharp to discharge conditions relating to the approved planning application under HPK/2022/0353. Please see below comments in relation to each condition.

Condition 3 - Details schedule of all facing and roof materials to be used in constructed of dwellinghouses

Having regard to the 'Project Schedule of Materials Version 1.0' and Elevation Plans for House Types A, B, C, D and E submitted to the authority on 10/01/2024, I can confirm that the details set out within these plans and documentation is acceptable, and this condition is hereby discharged in accordance with the approved details.

Condition 4 – Boundary Treatment Plan indicating the positions, design, materials and type of boundary treatment

Having regard to the submitted revised Boundary Treatment Plan (Ref: 1283-JDA-XX-XX-DR-A-0102 Rev P02) I can confirm that details of boundary treatment associated with the development is acceptable, and thus this condition is hereby discharged in accordance with the approved details.

Condition 5 – Details of existing and finished floor levels of all properties, intended final ground levels including associated gardens and internal road access

Having regard to the submitted 'Proposed Finished Levels GA' prepared by WML Consulting (Ref: WML-ZZ-XX-DR-C-1010-P03 Rev P03) I can confirm that the existing and proposed levels are acceptable, and thus this condition is hereby discharged in accordance with the approved details.

Condition 7 – Drainage scheme showing foul and surface water drainage

Having regard to the submitted Drainage Scheme (Drawing 1003, Rev P07 dated 20-12-2023) and comments from United Utilities confirming that this consultee has no objection to this condition

being discharged, I can confirm that these details are acceptable and thus the condition is hereby discharged in accordance with the approved details.

Condition 9 – Details lighting strategy to be agreed prior to any external lights being installed

Having regard to the Proposed Bins, Cycles and Lighting Plan (Ref: 1283-JDA-XX-XX-DRA-0101), the Energizer LED Retrofit technical specification document, Coral Down Wall Light technical specification document, and comments received from Derbyshire Wildlife Trust confirming that such details are acceptable, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 10 – Biodiversity Enhancement Plan

Having regard to comments provided by Derbyshire Wildlife Trust and the submission of revised Landscape Proposals (Ref: 6909.01 Rev C), it is considered that these amended details align with minor amendments required by this statutory consultee, and therefore I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 11 – Written Scheme of Investigation to be prepared and carried out

The original Written Scheme of Investigation (WSI) submitted with the application was not accepted by the County Archaeologist and further information was required. Whilst the methodology was broadly acceptable, clarification was required with regards to the credentials of the parties responsible for carrying out the evaluation works.

Further to ongoing dialogue between the agent, the County Archaeologist and archaeological consultants, and having regard to comments received from the County Archaeologist that confirm that part (a) of the condition, which relates specifically to the content of the SI and the pre-start archaeological work being completed, I can confirm that the pre-commencement limb of this condition is hereby discharged, in accordance with the approved details. Compliance conditions (parts (b) and (c)) remain.

Condition 12 – Details showing precise location and retention of Celtic Cross and Foundation Stone

Having regard to the submitted 'Celtic Cross and Foundation Stone Location' plan (Ref: 1283-JDA-XX-XX-DR-A-0103), I can confirm that these details are acceptable, and as such this condition is hereby discharged, in accordance with the approved details.

Condition 13 – Site Remediation Risk Assessment

Having regard to the "Phase 2 Geo-Environmental Investigations and Assessment" (Ref: 10547G-WML-XX-ZZ-RP-G-0001) dated 27th July 2023 and "Remediation Strategy" (Ref: 10547G-WML-XX-ZZ-RP-G-0002) dated 28th July 2023 and comments received from the Council's Environmental Health Officer, I can confirm that the pre-commencement limbs of Condition 13 (part (a) and part (b)) are hereby discharged in accordance with the approved details. Compliance aspects of this condition (part (d) and (e)) continue to apply and must be adhered to.

Condition 17 – Construction details of turning head and footways (including layout, levels, gradients, surfacing and means of surface water drainage)

Having regard to comments from Derbyshire County Council Highways Authority received on 21st March 2024, based on the submitted Site Plan (Ref: 1283-JDA-XX-XX-DR-A-0100 P02), Swept Path Analysis Drawing (Ref: 10547-WML-ZZ-XX-DR-C-1001 P05), Levels and Gradients (Ref: 10547-WML-ZZ-XX-DR-C-1010 P03) and Surface Water Drainage (Ref: 10547-WML-ZZ-XX-DR-C-1003 P07) which confirm that such details are acceptable, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 19 – Suitable turning arrangements to enable service and delivery vehicles to turn.

Having regard to comments from Derbyshire County Council Highways Authority received on 19th January 2024 which confirms that details presented on the relevant Plan (Ref: 10547-WML-ZZ-XX-DR-C-1001-P05) are acceptable, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 20 – Provision within the site for the parking and manoeuvring of residents and visitors vehicles associated with each dwellinghouse

Having regard to comments from Derbyshire County Council Highways Authority received on 19th January 2024 which confirms that details presented on the relevant Plan (Ref: 1283-JDA-XX-XX-DR-A-0100 Rev P01) are acceptable, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 22 – Details showing the means to prevent discharge of water from development onto Public Right of Way (Adderley Place)

Having regard to comments from Derbyshire County Council Highways Authority received on 19th January 2024 which confirms that details presented on the relevant Plan (Ref: 10547-WML-ZZ-XX-CA-C-0001 P01 & Ref: 10547-WML-ZZ-XX-DR-C-1003 P07) are acceptable, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 23 – Proposed arrangements for future management and maintenance of the proposed streets within the development

Having regard to comments from Derbyshire County Council Highways Authority received on 19th January 2024 which states that the note contained within the submitted information relating specifically to Condition 23 is acceptable, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 24 – Full engineering drawings of all aspects of roads and sewers and a programme for delivery

Having regard to comments from Derbyshire County Council Highways Authority received on 19th January 2024 which confirms that details presented on the relevant Plan (Ref: 10547-WML-ZZ-XX-

DR-C-1001 P05, Ref: 10547-WML-ZZ-XX-CA-C-0001 P01 & Ref: 10547-WML-ZZ-XX-DR-C-1003 P05) are acceptable, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 25 – Construction Management Plan

Having regard to comments from Derbyshire County Council Highways Authority received on 19th January 2024, which states that the information contained within the submitted information (CMS-001 Construction Method Statement) is sufficient from a highway safety perspective, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Condition 26 – Details of cycle enclosure and bin storage provision

Having regard to comments from Derbyshire County Council Highways Authority received on 19th January 2024 which states that the information contained within the submitted information (Ref: 1283-JDA-XX-XX-DR-A-0101 – Proposed Bin Cycles and Lighting Plan) is sufficient from a highway safety perspective, I can confirm that this condition is hereby discharged, in accordance with the approved details.

Summary and Close

This letter confirms that subject to the development according with the plans and documentation quotes within this letter, all pre-commencement conditions relating to HPK/2022/0353 are hereby discharged thus allowing development to commence on site.

The applicant should be advised that in addition to adhering to all plans and documentation referred to within this letter, there are a number of compliance conditions which must also be adhered to throughout the construction phase and for the lifetime of the development.

Finally, the discharge of planning conditions does not in any way override or discount any civil matters that may or may not be required to resolve (e.g. land ownership and access rights) in order to facilitate the approved development.

Yours Sincerely



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