

Discharge of Conditions Application to High Peak Borough Council

Dated
23 September 2024

Ref:
HPK/2023/0540

Planning granted on 27 March 2024 for
Extension to existing commercial building,
with associated parking and landscaping

Background

This application is to discharge all conditions associated with the extension to the existing commercial building located at Back Spinnerbottom, Birch Vale, Derbyshire, SK22 1BN as detailed within the 'Full Permission for Development' dated 27th March 2024.

Please note the change of address for any communication with regards to the application:

Elizabeth Land, Unit 1, Watford Bridge Industrial Estate, Watford Bridge Road, New Mills, Derbyshire, SK22 4HJ. Elizabeth.land@environltd.co.uk

This discharge relates to conditions 1 to 14.

Supporting information attached;

23-267 Location Plan
23-267-03 Proposed Floor Plans
23-367-04 Proposed Elevations
23-367-06 Proposed Site Plan
TH Fabrications AMS

Condition 4 - Schedule of Materials Reference – 23-367-04 – Proposed Elevations

The construction of external walls and roofs has been considered at length and is detailed below.

We have considered the look of the finished development in terms of the extension blending in to the immediate surroundings as per Policy EQ6 of the High Peak Local Plan 2016.

Additionally, we have carefully considered the use of materials with regards to any potential environmental impact and will be selecting materials which will both reduce our carbon footprint and also reduce heating costs of the building by offering enhanced insulation.

The materials, as outlined below, are subject to change dependent on supply / manufacturer. However, the overall colour scheme is that of natural stone and grey cladding.

For the purposes of both environmental aesthetics and sustainability all stonework, as shown on the above mentioned proposed elevations document, will be locally sourced, reclaimed stone.

The roofing is intended to be constructed from metal cladding, with sheets of an 'anthracite grey' colour. This colour has been chosen to blend in to the surroundings and regulate the internal temperature of the workshop. Currently the roof is a very light grey which can be clearly seen from the adjacent bridlepath.

All walls will be clad using composite panels in a grey colour. These panels will ensure that the building is better insulated than at present, thereby reducing heat radiation into the environment and reducing heating costs.

The remaining wall areas shown in a grey colour on the east, west and north elevation are intended to be clad in a grey plastic fascia.

It is also felt that the extension works and materials used will enhance the area further as the general appearance of the building is currently quite dated. However, it should also be noted that there is an obscured view of the building from the Sett Valley Trail bridlepath and the main road.

As mentioned within the Report dated 26th March the site area is 'well screened from surrounding areas by dense tree coverage', we therefore do not see any issues with the proposed materials being used but we are happy to be guided further by yourselves.

More detailed material specifications can be provided at the point of ordering.

Condition 7 – Arboricultural Method Statement (AMS)

Reference 23-367-06 Proposed Site Plan, TH Fabrications AMS

The area on which the extension work is to be carried out is already within a hard standing open space which has to date been used to store raw and processed materials.

There are no trees within the immediate vicinity of the extension, therefore no trees will be felled, pruned or impacted upon.

There will of course be an element of groundworks and the provision of parking areas as detailed within the planning application (23-367-06 Proposed Site Plan), however these do not encroach on any root protection areas.

Where we consider there to be any risk of trees being affected, no matter how small, temporary fencing will be installed and all workers made aware of the construction exclusion zone. Additionally, all ground works will be carried out by a local civil engineering company who have advised on all relevant matters and likewise do not consider an AMS to be required.

However, in answer to the specific points discussed in Condition 7, we can confirm the following;

- a) Once written approval has been received we expect the main building works to take approximately twelve weeks. No arboricultural works will be taking place in this time period.
- b) No trees are to be felled, pruned or impacted upon unless these are considered dangerous or dead.
Any dangerous or dead trees will be replaced in the following planting season, this will also be the case following completion of the construction works.

- c) No Tree Preservation Orders are in place in the immediate vicinity of the building. As mentioned the area surrounding the current building is an open space and therefore no shrubs or hedges exist in the area covered by the extension works to the building.
- d) No construction works are taking place within the root protection area or otherwise protected in the approved Tree Protection Scheme.
- e) There are no underground services included as part of the planning process. Underground services are already in place within the original building and will not be altered.
- f) There are no proposed changes in the ground level which fall within the root protection area or Tree Protection Scheme.
- g) There are no vehicular drives, parking areas or other hard surfacing within the root protection area.
- h) We intend to hold weekly meetings during the construction phase to assess the project management and progress of the construction works. As part of this meeting the local environment including the trees, flora and fauna will be discussed.

Condition 8 – Ecological enhancement reference 23-367-06 Proposed Site Plan

We are fortunate to be located adjacent to the Sett Valley Trail which has an abundance of wildlife and a nature reserve.

As discussed in Condition 6 we intend to agree on a maintenance plan for the soft landscaping areas.

Following completion of the development we intend to clear the site of any redundant construction related items and then carry out a period of weeding and general external site maintenance within the property boundaries.

In the planting season following completion of the works, expected to be Spring 2025, we plan to sow both grass and wild flower seeds on all areas of soft landscaping as shown on document 23-367-06 Proposed Site Plan.

It is our intention to attract various breeds of birds by installing specific breed related boxes to the walls on the north and south sides of the building. We will install both open-fronted and small-holed bird boxes and possibly Owl nesting / roosting boxes.

In the far extremities of the site we intend to create habitats for smaller insects and creatures using dead wood found on the site. We are also considering installing hedgehog boxes in the same location.

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. We therefore intend to install and monitor the use of bat boxes and report these findings to local wildlife groups within the local area.