



High Peak Borough Council
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Ms C Bannister
Apart 2 34 Market Street
New Mills
SK22 4AE

Application no: HPK/2024/0344

Determined on: 15th November 2024

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

Co-Op Fields - Rear of Mount Pleasant Spring Bank New Mills Derbyshire SK22 4AS

Description of Development:

Variation of a Condition 1 in relation to HPK/2022/0573

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted is granted for a temporary period until 30 September 2025 by which time the temporary road / compound surfacing, site office, welfare facilities, security gates, fencing and all associated equipment shall be removed from the land and the land shall be restored to its former condition, including the closure of the temporary construction access with Aldersgate with a physical barrier and the existing vehicle crossover shall be reinstated as footway. The land and footway shall be restored in accordance with a scheme of highway and landscaping works together with implementation timescales to be submitted to and approved in writing by the Local Planning Authority within four months of the date of this consent.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in complete accordance with the submitted amended plans and specifications as follows:-
 - Location Plan
 - Site Plan 2

Reason:- To ensure that the development is carried out in accordance with the approved





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plans, for clarity and the avoidance of doubt.

3. The development shall be carried out in complete accordance with the detailed design for a temporary access / storage for construction purposes & geotechnical methodology for protecting the ground surface of the site to prevent any soil stripping approved under application with DOC/2021/0091. The access shall be retained in accordance with the approved scheme throughout the construction period and free from any impediment to its designated use.

Reason:- In the interests of highway safety, archaeological/built heritage interests and the amenity of trees, in accordance with Policies CF6, EQ7, E2 and EQ9 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. The development shall be carried out in complete accordance with the Construction and Environmental Method Statement approved under application DOC/2021/0091.

Reason:- To ensure that risks from land contamination to the future users of the land are minimised in accordance with Policies EQ6 and EQ10 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





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Informatives

1. The Council has worked proactively with the applicant to secure a sustainable development in accordance with paragraph 38 of the NPPF (National Planning Policy Framework).
2. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available by email highways.hub@derbyshire.gov.uk, telephone Call Derbyshire on 01629 533190 or via the http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp.
3. Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
4. Pursuant to Section 127 of the Highways Act 1980, no work may commence within the limits of the public highway to close any redundant accesses and to reinstate the footway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 127 Agreements may be obtained by contacting this Authority via email – highways.hub@derbyshire.gov.uk. The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 127 Agreement.

