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Your ref: HPK/2022/0456
Our ref: 2024-11-21 LPA
Date: 21 November 2024

UPLOADED TO PLANNING PORTAL

Dear Ben

LAND TO THE SOUTH OF DINTING VALE, GLOSSOP

**APPLICATION TO PARTIALLY DISCHARGE CONDITION 18 IN RELATION TO PLANNING PERMISSION:
HPK/2022/0456 FOR THE PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 92 DWELLINGS
INCLUDING AREAS OF PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS**

PLANNING PORTAL REFERENCE: PP- 13472274

I hope that this letter finds you well.

On behalf of Wain Homes (North West) Ltd I have today submitted an application to partially discharge **Condition 18** of the above-mentioned detailed planning permission issued by Appeal Decision dated 22 July 2024 (PINS Reference APP/H1033/W/24/3339815).

I set out below for ease of reference the wording and reasoning of **Condition 18** and the details being submitted to enable the Local Planning Authority (LPA) to partially discharge the condition.

Condition 18

Condition 18 states that:

"With the exception of those works set out in the "commencement" definition in the Section 106 Agreement which for the purposes of the agreement do not constitute a material operation as defined by Section 56 of the 1990 Act, prior to the commencement of the development an independent Stage 2 Road Safety Audit must be submitted to and approved in writing by the Local Planning Authority in accordance with GG119 - Road Safety Audits or any superseding regulations. The design proposals must be amended in accordance with the recommendations of the approved Safety Audit prior to the commencement of works on site. A programme for the delivery of that scheme and its interaction with delivery of any identified schemes under the section 38/278 Agreement of the Highways Act 1980 must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site. Each item of the on/off-site highway works must be completed in accordance with the approved engineering details and programme prior to first occupation of the approved dwellings, or at another time to be agreed in writing by the Local Planning Authority."



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RTPI

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Documents Submitted

Please find enclosed a Stage 1 & 2 Road Safety Audit for the proposed S278 Works on the A57 produced by Highway Associates for Wain Homes (North West) Ltd to **partially discharge Condition 18**.

Application Fee

The application fee is £145 plus a £70 service charge for the Planning Portal. The applicant has been nominated to pay this.

Summary

I trust that you will find the enclosed application to be in order. I look forward to receiving confirmation that the application has been registered and validated as soon as possible.

If you have any queries about the enclosed details pertaining to this application, I would be more than happy to discuss the matter further.

Yours faithfully

NIALL MELLAN BA (Hons) MSc MRTPI
Associate Director