



High Peak Borough Council

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02/12/2024

My ref: ESM/DOC/2023/0073

Your ref: DOC/2023/0073

Mrs Lynn Jones
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
United Kingdom
SK11 8BS

Dear Sir/Madam

**DOC/2023/0073 - Application for Approval of Details Reserved by Condition
In relation to application HPK/2021/0621
Conditions 5, 11 and 25 at Land At 152A Albion Road, New Mills**

With respect to the above submission, I would comment as follows:

5. Within 3 months of the date of this decision a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage must include details to prevent surface water running on to the highway and the scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Reason:- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

Details of surface water drainage were submitted under the following:

- Proposed Drainage Plan, Drawing No: 8492-HBL-XX-XX-DR-D-0404, Revision P07, dated October 2021, prepared by HBL Consulting Civil & Structural Engineers.
- Drainage Maintenance, Document Ref: 8492-HBL-00-XX-RP-0001, Revision P03, dated October 2021, prepared by HBL Associates Ltd.
- Surface Water Network model (8492 SW Model P07 dated 8 August 2023)
- Exceedance Pathways, Drawing No: 8492-HBL-XX-XX-DR-D-0410, Revision P03, dated July 2023.

The documents were reviewed by Canal & River Trust and United Utilities – both consultees raised no objection to the discharge of the above planning condition. The condition was

further reviewed by Derbyshire County Council Lead Local Flood Authority who further raised no objections to the discharge of the above planning condition, noting that the details satisfy the requirements of the condition. The condition is therefore agreed.

11. Within 3 months of the date of this decision a site risk assessment has been undertaken in to assess the nature and extent of any contamination on the site in accordance with a scheme to be agreed with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted and approved in writing by the Local Planning Authority.

If the site risk assessment indicates that potential risks exist, development shall halt until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared, and is subject to the approval in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first occupation, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures.

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks in accordance with Policies EQ6 and EQ10 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

A site risk assessment has been submitted under ref no. 41673R8-issued-Rev-A, dated 28th Feb 2023. The document has been reviewed by HPBC Environmental Health and the remediation strategy has been accepted. The Canal & River Trust raised no objections to the discharge of the above planning condition based on the information provided. The condition is therefore agreed on the basis that the recommendations contained within the assessment are complied with.

25. Notwithstanding the details approved under condition 10 no boundary fixings for the railings adjacent to the canal are to be installed until details have been submitted to and approved in writing by the Local Planning Authority. The Canal & Rivers Trust advise that the fixings should be cantilevered so as to avoid fixings to the canal washwall. Thereafter the railings shall be installed in accordance with the approved fixing details prior to the first occupation of the development hereby approved.

Reason: To ensure that the works do not damage the Peak Forest Canal and to accord with the advice regarding land stability in para 183 of the NPPF and High Peak Local Plan policy EQ10.

It is noted that boundary railings have been installed adjacent to the canal. Nevertheless, Canal & River Trust raised no objections to the presence of boundary railings and note that the design and installation is overall appropriate. Therefore condition 25 is agreed.

If you require any further assistance concerning this application, please contact Eloun.Smith@highpeak.gov.uk.

Yours faithfully

02/12/2024

X 

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer

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