



High Peak Borough Council

working for our community

02/12/2024

My ref: ESM/DOC/2023/0070

Your ref: DOC/2023/0070

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

Dear Sir/Madam

DOC/2023/0070 - Discharge of conditions 5 and 25 relating to HPK/2021/0620 at Land Adjoining 152 Albion Road, New Mills

I refer to the above application, and 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 have been reviewed by the Canal & River Trust and the Lead Local Flood Authority – both consultees raised no objection to the discharge of the above planning condition. This condition is therefore agreed.

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 approved railings shall be installed 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. The Trust agrees to the discharge of Condition 25. The condition is therefore agreed.

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

Yours faithfully

02/12/2024

A handwritten signature in black ink, appearing to read 'J Colley', is written over a large 'X' mark.

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer

Email: jane.colley@highpeak.gov.uk