



High Peak Borough Council
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Cube Homes (C/O Agent)
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M4 5DL

Application no: NMA/2024/0035

Determined on: 31st December 2024

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Former Shire Hill Hospital, Bute Street, Glossop, Derbyshire, SK13 7QP.

Description of Proposal:

Non material amendment relating to outline consent HPK/2019/0316 – wording of conditions.

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 18/11/2024 subject to the following amended conditions:

6. Prior to the commencement of all development (including demolition), a construction method statement relating to the demolition of on-site structures shall be submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:

- Parking of vehicles of site operatives and visitors;
- routes for construction traffic;
- hours of operation;
- method of prevention of debris being carried onto highway; - pedestrian and cyclist protection;
- proposed temporary traffic restrictions;
- areas for standing plant and materials clear of the highway; and
- arrangements for turning vehicles.

The approved Construction Method Statement shall be adhered to and implemented in accordance with the approved details throughout the demolition phase and no further works (other than those which relate solely to demolition) shall commence thereafter until the Construction Method Statement is updated, resubmitted and approved in writing by the Local Planning Authority. The provisions of a further construction method statement shall remain as





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indicated within this condition but shall relate to all works forming part of the remaining development phase. The approved Construction Method Statement for the future development phase shall be adhered to and implemented in accordance with the approved details throughout the remaining construction period for the development.

Reason: To minimise the effects of construction on the local residents and highway users.

9. Other than works relating to on-site demolition, the development shall not commence until a detailed scheme of highway improvement works at the access with Bute Street, together with a programme for the implementation and completion of the works, including a method statement for the relocation and reconstruction of the northern gate peer, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the required improvement works have been constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and highway safety.

10. Before any other operations are commenced (other than works relating to on-site demolition and modification of the new access), the existing access to Blackshaw Clough shall be closed in a manner to prevent frequent vehicular use in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area and highway safety.

13. Other than works relating to on-site demolition, the development shall not commence until details are submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

Reason: In the interests of highway safety and to ensure the site is adequately drained.

17. Other than works relating to on-site demolition, the development shall not commence until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within the report 'SuDSmart Pro Drainage Strategy' by GeoSmart Information Ltd for Shire Hill Hospital, Bute Street, Glossop SK13 7QP (referenced 71830.01R4 FINAL and dated September 2020) and any subsequent amendments or updates to that report as may be approved by the local planning authority and DEFRA's Non-statutory technical standards for sustainable drainage systems (or any subsequent version), have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and maintained in accordance with the approved plan.

Reason: To ensure the implementation of suitable surface water drainage provision and prevent localised flooding.

18. Other than works relating to on-site demolition, the development shall not commence until a detailed assessment has been provided to and approved in writing by the Local Planning





Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance.

Reason: To ensure the implementation of suitable surface water drainage provision and prevent localised flooding.

25. Prior to the commencement of all development (including demolition), a Construction Environmental Management Plan (CEMP) relating to the demolition of on-site structures shall be submitted to and approved in writing by the Local Planning Authority. The statement include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- c) The location and timing of sensitive works to avoid harm to biodiversity features.
- d) The times during construction when specialist ecologists need to be present on site to oversee works.
- e) Responsible persons and lines of communication.
- f) The role and responsibilities on site of an ecological clerk of works or similarly competent person.
- g) Use of protective fences, exclusion barriers and warning signs.

The Construction Environmental Management Plan shall be adhered to and implemented in accordance with the approved details throughout the demolition phase and no further works (other than those which relate solely to demolition) shall commence thereafter until the Construction Environmental Management Plan (CEMP) is updated, resubmitted and approved in writing by the Local Planning Authority. The provisions of a further Construction Environmental Management Plan shall remain as indicated within this condition but shall relate to all works forming part of the remaining development phase. The approved Construction Environmental Management Plan (CEMP) for the future development phase shall be adhered to and implemented in accordance with the approved details throughout the remaining construction period for the development.

Reason: To safeguard and promote biodiversity and the protect the amenity value of such vegetation, including trees.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 57 and 58 of the National Planning Policy Framework. The Framework also advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notices approving planning applications ref. HPK/2019/0316 dated 5th September 2022 and HPK/2023/0337 dated 3rd May 2024. All conditions (other than





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conditions 06, 09, 10, 13, 17, 18 and 25 attached to the decision notice issued under HPK/2019/0316 which are amended as above) attached to those permissions still apply and shall be enforced in full.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.