

Ben Haywood
High Peak Council
Issued online via the Planning Portal

Manchester
One Express
1 George Leigh Street
Manchester M4 5DL
nexusplanning.co.uk

20 January 2025

Dear Ben

Discharge of Conditions pursuant to Outline Consent Ref. HPK/2019/0316 (Granted Under Appeal Decision Ref. APP/H/1033/W/21/3286543) at the Former Shire Hill Hospital, Glossop

We write to submit an application on behalf of Cube Homes to discharge the pre-commencement conditions attached to outline Appeal Decision Ref. APP/H1033/W/21/3286543, dated 5 September 2022.

This application relates specifically to the series of conditions which require discharging prior to any demolition taking place on the site. It also follows a recent non material amendment (reference NMA/2024/0035) to the original outline consent, which amended the wording of the conditions to allow for the phased commencement of development on the site (i.e. allowing for demolition in the first instance).

We set out in Table 1 below the wording of the conditions, and the associated information submitted to formally discharge them. The information has been produced to respond directly to the requirements of specified conditions.

Table 1: Schedule of Conditions

Condition No.	Requirement	Information Submitted
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 enclosed Construction and Environmental Managemet Plan produced by Short Construction Limited, provides the details as required by Condition 6, including construction traffic management, hours of operation, areas for construction compounds and so on.
16	No demolition/development shall take place until a Written Scheme of Investigation for archaeological work, including building recording, has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority.	The application is supported by a formal Written Scheme of Investigation for Archaeological Excavation, produced by Lanpro. In addition, the application is supported by a Historic Building Recording and Excavation Report, produced by WYAS Archaeological Services, dated July 2024.
19	Prior to commencement of the development, details indicating how additional surface water run-off from the site will be avoided during the construction phase shall be submitted to and	The enclosed Construction and Environmental Managemet Plan produced by Short Construction Limited, provides the details as required by

London

Birmingham

Bristol

Manchester

Reading

Condition No.	Requirement	Information Submitted
	approved in writing by the Local Planning Authority.	Condition 19, specifically indicating how surface water run-off will be avoided during construction.
21	No operations shall commence on site in connection with the development hereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority and the protective fencing is erected as required by the AMS.	The enclosed Tree Impact Appraisal & Protection Scheme, produced by Bowland Tree Consultancy Ltd provides the full Arboricultural Method Statement as required by Condition 21. The required fencing will be in place prior to any works commencing on site.
23	Prior to the commencement of any groundworks on the site a survey for any recently excavated badger setts on the site or within 30 metres of the site boundary shall be submitted to and approved in writing by the Local Planning Authority, along with any recommended necessary mitigation measures.	The application is supported by correspondence issued by ADAS Ltd which provides the required details to satisfy Condition 23. The correspondence concludes that no setts were recorded on or within 30 metres of the site.
24	Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved in writing by the local planning authority, detailing the containment, control and removal of Rhododendron and Cotoneaster species on site.	The enclosed Invasive Non-native Species Management Plan, produced by ADAS, provides the necessary detail in respect of Rhododendron and Cotoneaster species on site.
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 enclosed Construction and Environmental Management Plan produced by Short Construction Limited, provides the details as required by Condition 25, insofar as it relates to the demolition on site.
28	No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority.	The enclosed Combined Phase 2 Geo-Environmental Investigation, Updated Risk Assessment and Remediation Strategy produced by LK Group provides the required assessment of contamination risk.
29	No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority.	The enclosed Combined Phase 2 Geo-Environmental Investigation, Updated Risk Assessment and Remediation Strategy produced by LK Group provides the required remediation scheme as set out under Condition 29.

Condition No.	Requirement	Information Submitted
31	Prior to commencement of development, an intrusive pre-demolition asbestos survey in accordance with HSG264 and a mitigation plan to reduce risks to potential occupiers and the wider public, shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation scheme must be carried out prior to the commencement of development.	The application is supported by a Refurbishment & Demolition Survey produced by Euro Asbestos Surveys Ltd, and an Asbestos Management Plan produced by LK Group, which together provide the detail required by Condition 31.

I trust that the submitted information is sufficient to discharge the conditions and we look forward to discussing this further with you.

Yours sincerely



Heather Lindley-Clapp
Director