

Mr Mark Jones
Mark Jones Planning Consultancy
4 Sykes Close
Oldham
OL3 7PT



High Peak Borough Council

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Mr Tootell
Glossop Brook Business Park, Units A
and B
Glossop
SK13 8GG

Application no: HPK/2024/0152

Determined on: 11th February 2025

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

Glossop Brook Business Park Units A & B Surrey Street Glossop Derbyshire SK13 8GG

Description of Development:

Extension to existing light industrial unit – Use Class E(g)

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 849-02-P-01; 01A; 03A; 04; 05; 06A; 07; Materials Schedule

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The maximum rated noise level emitted from the development shall not exceed the following levels when measured at the boundary of any residential premises.

1. 50dB LAeq (1 hr) (freefield) for any period of one hour between (08:00 – 18:00) Monday – Friday and (08:00-13:00) Saturday





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2. 45 dB LAeq (1 hr) (freefield) for any period of one hour between (18:00 – 23:00) Monday – Friday and (13:00 – 23:00) Saturday.
3. At any other time, the rating level shall not exceed the lower of
 - a. 45 dB LAeq (15 minutes) (freefield),
 - b. or the background noise level (L90, 15 minute).

All measurements shall be made in accordance with the methodology of BS 4142:2014+A1:2019 “Methods for rating and assessing industrial and commercial sound” and/or its subsequent amendments.

Reason:- In the interests of preserving public and residential amenity in accordance with Local Plan Policies EQ6 and EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

4. Operational development (i.e. construction) shall be strictly limited to the following times unless otherwise agreed in writing with the Local Planning Authority:
 - 07:30 – 18:00 Monday to Friday
 - 08:30 – 14:00 Saturday
 - No working on Sundays or Bank Holidays

Reason:- In the interests of preserving public and residential amenity in accordance with Local Plan Policies EQ6 and EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

5. No tree, scrub or hedgerow clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Reason:- In the interests of preserving ecological assets and protected species in accordance with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF

6. Prior to the installation of external lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard bats and other nocturnal wildlife. This shall provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). No external lighting shall be installed except in accordance with the approved strategy.

Reason:- In the interests of preserving ecological assets and protected species in accordance with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF





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7. The development shall be carried out in accordance with the species enhancement recommendations within the addendum letter titled 'Ecological Enhancements – 7th October 2024 (Rachel Hackling Ecology)'. Prior to first occupation of the development hereby approved, photographic evidence of the enhancements being in situ supported by a plan indicating their location shall be submitted to and approved in writing by the Local Planning Authority. The measures shall remain in situ for the lifetime of the development.

Reason:- In the interests of preserving ecological assets and protected species in accordance with Local Plan Policy EQ5 and relevant paragraphs under Chapter 15 of the NPPF

8. No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved to the Local Planning Authority. Development shall be carried out in accordance with the approved plan.

Reason:- To comply with Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

Informative

1. The Local Planning Authority have where necessary worked in a positive and proactive manner with the applicant to address all outstanding planning issues to achieve a sustainable form of development as required by the National Planning Policy Framework.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: 0333 880 2000.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and 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. Other conditions on this permission 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.
5. The permission is granted 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.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and



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you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

