

Ben Haywood
Head of Development Services
High Peak Borough Council
Buxton Town Hall
Buxton
SK17 6DZ

Hourigan Planning
10th Floor Chancery Place
50 Brown Street
Manchester
M2 2JG
hello@houriganplanning.com
0333 939 8057



07539 332 104
niall.mellan@houriganplanning.com

Your ref: HPK/2022/0456
Our ref: 2025-02-06 Con 7
Date: 6 February 2025

UPLOADED TO PLANNING PORTAL

Dear Ben

LAND TO THE SOUTH OF DINTING VALE, GLOSSOP

APPLICATION TO DISCHARGE CONDITION 7 IN RELATION TO PLANNING PERMISSION: HPK/2022/0456 FOR THE PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 92 DWELLINGS INCLUDING AREAS OF PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED WORKS

PLANNING PORTAL REFERENCE: PP-13472139

I hope that this letter finds you well.

On behalf of Wain Homes (North West) Ltd I have today submitted an application to discharge Condition 7 of the above-mentioned detailed planning permission issued by Appeal Decision dated 22 July 2024 (PINS Reference APP/H1033/W/24/3339815).

I set out below for ease of reference the wording and reasoning of Condition 7 and the details being submitted to enable the Local Planning Authority (LPA) to discharge the condition.

Condition 7

Condition 7 states that:

"Prior to commencement of development, the Local Planning Authority should be provided with:

a) Submission of Remediation Scheme – A detailed Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.



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Registered Office: Spring Court, Spring Road, Hale, Cheshire, WA14 2UQ



RTPI

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b) Implementation of Approved Remediation Scheme - The approved Remediation Scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to be carried out for remediation and for formation of the highway access, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, 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 before commencement of development other than that required to carry out remediation and for the formation of the access road.

c) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.."

Documents Submitted

The following information is submitted herewith:

- Remediation Strategy.

Application Fee

The application fee is £145 plus a £70 service charge for the Planning Portal. The applicant has been nominated to pay this.

Summary

I trust that you will find the enclosed application to be in order. I look forward to receiving confirmation that the application has been registered and validated as soon as possible.

If you have any queries about the enclosed details pertaining to this application, I would be more than happy to discuss the matter further.

Yours faithfully

NIALL MELLAN BA (Hons) MSc MRTPI
Associate Director