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Your ref: HPK/2022/0456
Our ref: 2025-02-06 Con 12
Date: 6 February 2025

UPLOADED TO PLANNING PORTAL

Dear Ben

LAND TO THE SOUTH OF DINTING VALE, GLOSSOP

APPLICATION TO DISCHARGE CONDITION 12 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- 13472231

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 12 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 12 and the details being submitted to enable the Local Planning Authority (LPA) to discharge the condition.

Condition 12

Condition 12 states that:

" No development shall commence until a detailed Landscape and Ecological Mitigation and Management Plan for all retained habitats within the development site including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The plan should be provided in accordance with the proposals set out in the updated Biodiversity Metric and Landscaping Plans and the content of the plan should include the following:

- 1. Description and evaluation of features to be managed / enhanced or created. This should include:-*
 - a) A copy of an updated metric, once the offsetting scheme has been approved.*



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- b) Description and location of features to be retained, created, enhanced and managed, as per the approved biodiversity metric to include habitat enhancements for wildlife, in line with British Standard BS 42021:2022, details of offset gullies and drop kerbs in the road network to safeguard amphibians and detailed specifications for SuDS to provide biodiversity benefits.*
- 2. Ecological trends and constraints on site that might influence management.*
- 3. Aims and objectives of management.*
- 4. Appropriate management options and methods for achieving aims and objectives.*
- 5. Timescales*
- 6. Prescriptions for management actions methods and practices to achieve aims and objectives.*
- 7. Preparation of a work schedule (including an annual work plan capable of being rolled forward over and including a 30-year work plan).*
 - a) Details of the body or organisation responsible for implementation of the plan.*
 - b) Details of the legal and funding mechanism(s) by which the longterm implementation of the plan will be secured as by the developer with the management body(ies) responsible for its delivery.*
 - c) A monitoring schedule to assess the success of the habitat creation and enhancement measures at intervals of 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30 years with Monitoring reports to be sent to the Council at each of the intervals above.*
 - d) Details where the results from monitoring show that conservation aims and objectives of the plan are not being met, how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.*
- 8. A statement of compliance upon completion of initial planting and enhancement works."*

Documents Submitted

Please find enclosed a Landscape and Ecological Mitigation and Management Plan (LEMMP) by Tetra Tech to address the requirements of Condition 12.

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