

Old Glossop Residents Association



27th February 2025

DOC/2025/0004 Application to discharge pre-commencement conditions pursuant to Outline Consent Ref. HPK/2019/0316 (granted under Appeal Decision ref. APP/H/1033/W/21/3286543) for the former Shire Hill Hospital Site.

Comments from Old Glossop Residents Association in respect of Conditions 6, 16 and 24.

Condition 6: No development shall take place including any works of demolition until a construction method statement has been submitted to and been 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 throughout the construction period for the development.

Comments

The Construction & Environmental Management Plan from Short Construction Ltd, dated 9th December 2024 gives no proposed details or map of the route to be taken by demolition and construction traffic once traffic reaches Glossop.

We submit that Condition 6 should not be discharged until a local access route for construction traffic is agreed. We draw your attention to the following:

1. When the 'soft' demolition by Total Demolition was undertaken at the Shire Hill site last year, vehicles used the following route: Manor Park Road, Church Street South, Blackshaw Road, Bute Street. This was on the advice of one of the drivers at Total who lives in Old Glossop. The traffic did not access Old Glossop from Woodhead Road, past All Saints Voluntary Catholic Academy and along Church Street due to Church Street being too narrow.
2. When Mandale Homes began demolition work at the Hawkshead Mill site (now 31 homes) in Old Glossop, there were numerous problems with construction traffic, including issues where traffic tried to use Church Street. This resulted in a meeting involving Mandale Homes, Ben Haywood (Head of Development Services HPBC), the office of Robert Largan MP and Janet Bingham from Old Glossop Residents Association (OGRA). Resulting actions:
 - a. Access was agreed via Manor Park
 - b. Signage for construction traffic was erected on Woodhead Road, Glossop town centre traffic lights and Manor Park Road
 - c. Mandale Homes advised their staff, contractors and all relevant suppliers of the agreed route
 - d. Mandale Homes gave Mrs Bingham from OGRA 48 hours' notice (where possible) of any large plant due to access the site so that she could let affected residents aware via email and the village Facebook page.

This proved successful and helped to minimise issues being escalated.

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Condition 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.

Comments

We endorse the comments in the Consultation Response from DCC Archaeologist Steve Baker dated 18th February 2025: "I was sent a copy of the archaeological report for comment in October 2024 and suggested that some revisions were necessary, however these do not seem to have been undertaken. I therefore suggest that part a of the condition may be discharged but part b should remain in place until the report is finalised and appropriate arrangements for the archive have been made."

Condition 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 development shall be carried out in accordance with the approved protocol.

Comments

Condition 24 does not specify Japanese Knotweed, despite it being found on site and would cause more issues than the other species if it spread further through Old Glossop. The Non-Native Species Management Plan dated 17th May 2023 gives a plan to deal with the Japanese Knotweed on site as well as the other two invasive species, and this should be adhered to.

Janet Bingham
Secretary
Old Glossop Residents Association