



Planning Dept
High Peak Council
Buxton Town Hall
Market Place
Buxton
SK17 6EL

Our Ref: UK0038603.4239
Planning Portal Ref: PP-13817739
28 February 2025

Dear Sir/Madam,

Application to Discharge Conditions 17 and 19 of Application HPK/2019/0028 – Land Off Hallsteads Close, Hallsteads Close, Dove Halls, Derbyshire

I write on behalf of the applicant, HJK Construction (Northern) Limited, in relation to planning permission ref: HPK/2019/0028 to inform you that an application for approval details reserved by a condition has been submitted via the planning portal (planning portal ref: PP-13817739).

WSP have reviewed the below updated information to ensure that it fulfils the below conditions.

It is worth noting during your review of this application that the decision notice for the original application (HPK/2019/0028) included an error in the numbering of some of the conditions.

The application seeks to discharge the following conditions:

Condition 17 (Surface Water Management) :

This condition states the following:

“No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within the documents below, has been submitted to and approved in writing by the Local Planning Authority: a. G30 Consulting. (12 July 2021). Drainage Strategy Report Hallsteads, Dove Holes, Derbyshire. 09-0020 DSR/001, Revision C, including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team b. And DEFRA’s Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved detailed design, management and maintenance details shall be implemented before the first occupation of the development hereby approved.”

To discharge this condition we have submitted the following:

- Surface Water Management Plan (ref: 164450-001-01);
- Proposed Foul and Surface Water Attenuation Drainage Layout Sketch 1 (ref: 164450-500-SK001-P02);
- Proposed Foul and Surface Water Attenuation Drainage Layout Sketch 2 (ref: 164450-500-SK002-P02);

- Proposed Foul and Surface Water Attenuation Drainage Layout Sketch 3 (ref: 164450-500-SK003-P02); and
- Drainage calculations.

The plans submitted show the detailed design of the surface water drainage. The surface water is collected in gulleys and permeable paving before discharging into pipes and storage tanks, the latter providing attenuation. The flow rate is restricted via a hydrobrake to a pump station, which pumps the flow to the agreed point of connection (with Severn Trent Water) in Hallsteads Road.

The report provides the associated management and maintenance of the surface water drainage. The report breaks this down into appropriate management and maintenance for the different elements of the drainage system, including the sewers, flow control chamber, manholes/access chambers, permeable paving, and attenuation tanks. This will ensure that the surface water drainage functions appropriately over the lifetime of the development.

Therefore, the condition can be discharged.

Condition 19 (Surface Water Run-off during Construction):

This condition states the following:

“Prior to commencement of the development, the applicant shall submit for approval to the Local Planning Authority details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase”

To discharge this document we have submitted the following:

- Surface Water Run-off during construction plan (ref: HJK-SW-01)

The plan shows that there is a proposed bund along the boundary to prevent overland flows. The above condition can therefore be discharged.

Conclusion

We trust that the information is sufficient to discharge the conditions, and we look forward to receiving confirmation.

Please do not hesitate to get in touch if you have any queries or require any further information.

Yours faithfully,

Callum Crow

Graduate Planner