



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

Our Ref: UK0038603.4239
Planning Portal Ref: PP-13817789
28 February 2025

Dear Sir/Madam,

Application to Discharge Conditions 30, 31, 32, and 33 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-13817789).

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 30 (on decision notice) (Network Rail):

This condition states the following:

“A method statement and risk assessment for working in proximity to the railway line must be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. Development shall be carried out in accordance with the approved method statement and risk assessment.”

To discharge this condition, we have submitted the following:

- A & O RAMS – Method Statement
- Construction Phase Plan
- TPL Piling RAMS

The submitted documents provide the method statement and risk assessment for working in proximity to a railway line. The submitted documents show that the construction and maintenance works will be carried out without adversely affecting the safety, operational needs to integrity of the railway. The condition can therefore be discharged.

Condition 31 (on decision notice) (Boundary):

This condition states the following:

“Prior to the first occupation of the development hereby approved, fencing details to the railway boundary shall be submitted to and approved in writing by the Local Planning Authority. The details shall include fencing suitable to prevent trespass onto the boundary of the railway. Thereafter the approved fencing shall be erected prior to the first occupation of the development hereby approved.”

To discharge this condition we have submitted the following:

- Boundary Plan S1 (ref: HJK-DH-SP-BT-01)
- Boundary Plan S2 (ref: HJK-DH-SP-BT-02)

The above plans show that there will be an acoustic fence, and a retaining wall erected along the boundary of the site, along with a boundary maintenance strip. This will provide suitable fencing to prevent trespassing onto the boundary of the railway. The condition can therefore be discharged.

Condition 32 (on the decision notice) (Levels):

This condition states the following:

“No development shall commence until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing the details of existing and intended final ground and finished floor levels from a specified bench mark and all earthworks and excavations near the railway boundary has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.”

To discharge this condition we have submitted the following:

- Excavations near Network Rail (ref: EX-01)

The submitted plan shows the existing and intended final ground and finished floor levels, alongside the excavations near the railway boundary. The condition can therefore be discharged.

Condition 33 (Vibro-impact/piling machinery) :

This condition states the following:

“Prior to the use of any vibro-impact/piling machinery on site, a risk assessment and method statement shall be submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in accordance with the approved method statement.”

To discharge this condition, we have submitted the following:

- Construction Phase Plan
- TPL Piling RAMS

These documents provide a risk assessment and method statement regarding the use of piling machinery. The 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