



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

Our Ref: UK0038603.4239  
Planning Portal Ref: PP-13815032  
28 February 2025

Dear Sir/Madam,

**Application to Discharge Conditions 4 and 26 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-13815032).

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 4 (Temporary Access):**

This condition states the following:

*“No development, including preparatory works, shall commence until a temporary access for construction purposes has been provided in accordance with a detailed design first submitted to and approved in writing by the Local Planning Authority. The detailed design shall also include appropriate visibility sightlines and measures for warning other highway users of construction traffic entering or emerging from the site access. The access shall be retained in accordance with the approved scheme throughout the construction period free from any impediment to its designated use. Reason: To ensure safe and suitable access for all use”*

To discharge this condition, we have submitted the following:

- Construction Access Plan – (ref: 164450-SAN-BXT-XX-SK-C-0001-P01)

The plan shows the temporary access for construction, visibility splays, and proposed temporary works traffic sign. The condition can therefore be discharged.

**Condition 26 (Remediation):**

This condition states the following:

*“Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until*

*conditions a to d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition d has been complied with in relation to that contamination”*

*a) Site Characterisation An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report shall be approved in writing by the Local Planning Authority. The report of the findings must include: (i) a survey of the extent, scale and nature of contamination; (ii) an assessment of the potential risks to: - human health, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archeological sites and ancient monuments; (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model Procedures for the Management of Land Contamination, CLR 11’.*

*b) 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 submitted to and approved in writing by 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.*

*c) Implementation of Approved Remediation Scheme The approved remediation scheme must be carried out prior to the commencement of development other than that required to carry out remediation, 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 (referred to in PPS23 as a validation 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.*

*d) Reporting of Unexpected Contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, in accordance with condition c.”*

Parts a and b of this condition have already been discharged under application DOC/2023/0052, therefore this application relates to part C of the above condition. The following information has been submitted:



- Exploratory Hole Location Plan (ref: GSI 1750/02)
- Remediation written notification

The information submitted provides over two weeks written notification of the commencement of the remediation scheme works. Following these works, a verification report will be produced and submitted.

### **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