

Rachael Simpkin
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
SK17 6EL

Date: 1 April 2025

Our ref: 68727/01/RCA/AKn/33552776v2

Dear Rachael

Buxton Road, Furness Vale: Application to discharge Condition 29 of full planning permission ref. HPK/2020/0201

On behalf of our client, The Guinness Partnership Limited [TPGL], we are pleased to submit an application for the discharge of Condition 29 of full planning permission ref. HPK/2020/0201 at Land Adjacent to Haulage Yard, Buxton Road, Furness Vale.

High Peak Borough Council [the Council] granted full planning permission (ref. HPK/2020/0201) on the 4th July 2022 for the following development:

“Residential development (Class C3) with associated access, parking and landscaping. The development comprises of 37 houses, mix of 2 and 3 bedroom for 100% affordable housing provision.”

A S73 application (ref. HPK/2024/0034) was submitted to the Council on the 31st January 2024 pursuant to the full application as follows:

“Variation of condition 2 relating to HPK/2020/0201.”

This application seeks to vary Condition 2 (approved plans) to accommodate a pumping station on site as requested by United Utilities. This S73 application is currently being considered by the Council.

The discharge of condition application has been submitted via the Planning Portal (ref. PP-13834394) on the 7th March 2025 and comprises a completed application form and the following drawings listed in Table 1.

Table 1 Constructional Details of Residential Estate Roads and Footways Drawings

Drawing Name	Reference
General Arrangements Plan	07396-HBL-XX-XX-DR-C-1251_P02_S38
Proposed Levels and Drainage Plan	07396-HBL-XX-XX-DR-C-1252_P02_S38
Kerbing and White Lining Plan	07396-HBL-XX-XX-DR-C-1253_P02_S38
S38 and S278 Construction Details Sheet 1	07396-HBL-XX-XX-DR-C-1255_P01_S38 AND S278

Drawing Name	Reference
S38 and S278 Construction Details Sheet 2	07396-HBL-XX-XX-DR-C-1256_P01_S38 AND S278
S38 and S278 Long sections	07396-HBL-XX-XX-DR-C-1258_P02_S38 AND S278

Condition 29 (Constructional Details of Residential Estate Roads and Footways)

Condition 29 states:

“No development hereby permitted shall be commenced until constructional details of the residential estate roads and footways (including layout, levels, gradients, surfacing / construction materials, means of surface water drainage including constructional details of any retaining features) has been submitted to and approved in writing by the Local Planning Authority. Notwithstanding the submitted layout, the private drive shall be served via a dropped kerb access rather than kerbed radii. The scheme shall be implemented in accordance with the approved details and timescales as approved through Condition 30 below.”

The drawings referred to in Table 1 have been prepared by HBL to accompany this application. How the submitted drawings relate to each element of the condition wording is set out below.

Layout

The layout of the residential road and footways is illustrated on the General Arrangements Plan (ref. 07396-HBL-XX-XX-DR-C-1251_P02_S38) and S38 Kerbing and White Lining Plan (ref. 07396-HBL-XX-XX-DR-C-1253_P02_S38).

Levels and Surface Water Drainage

The proposed levels of the residential road and footways is illustrated on the S38 Proposed Levels and Drainage Plan (ref. 07396-HBL-XX-XX-DR-C-1252_P02_S38). Details of the private attenuation storage tank and proposed storage pipes are also indicated on this plan.

Gradients

The proposed gradients are illustrated on the S38 and S278 Longsections Plan (ref. 07396-HBL-XX-XX-DR-C-1258_P02_S38 AND S278).

Surfacing / construction materials

The surfacing and construction materials are illustrated on sheets 1 and 2 of the S38 and S78 Construction Details Sheets (ref. 07396-HBL-XX-XX-DR-C-1255_P01_S38 AND S278 and 07396-HBL-XX-XX-DR-C-1256_P01_S38 AND S278) and the General Arrangements Plan (ref. 07396-HBL-XX-XX-DR-C-1251_P02_S38).

In summary, the proposed plans included in Table 1 set out the constructional details of the residential estate road and footways and fully address the requirements of Condition 29. The scheme will be implemented in accordance with the approved details and timescales through Condition 30 which requires the proposed estate road to be constructed (in accordance with the details approved under

Condition 29) up to and including at least road base level prior to the commencement of erection of any dwelling intended to take access from that road. We therefore request that Condition 29 is discharged.

Should you require any further information, please do not hesitate to contact me.

Yours sincerely

Abigail Knowles

Planner

BA (Hons) MSc MRTPI