

Katie Howarth
Lichfields
Ship Canal House
98 King Street
Manchester
M2 4WU



High Peak Borough Council
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Katie Howarth
Lichfields
Ship Canal House
98 King Street
Manchester
M2 4WU

Miss G J Shuker
The Guinness Partnership Limited
Bower House
Hollinwood
1 Stable Street
Oldham
OL9 7LH

Application no: HPK/2024/0034

Determined on: 18th June 2025

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

Land Adjacent To The Haulage Yard Buxton Road Furness Vale Derbyshire

Description of Development:

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

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby approved shall commence within 3 years from the 4th July 2022, the date of HPK/2020/0201.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the details as submitted in the application form and submitted specifications and as shown in drawings:





Plan Title	Plan Ref.	Rev
Location Plan	18-044 1100	A
Site Plan Proposed	18-044 1102	T
Roof Plan Proposed	18-044 1103	E
Block 1 Floor Plans and Elevations	18-044 1110	B
Block 2 Floor Plans and Elevations	18-044 1112	B
Block 3 Floor Plans and Elevations	18-044 1114	E
Block 4 & 5 Floor Plans and Elevations	18-044 1116	E
Block 6 Floor Plans and Elevations	18-044 1118	E
Block 7 Floor Plans and Elevations	18-044 1120	E
Block 8 Floor Plans and Elevations	18-044 1122	B
Proposed Pumping Station – Plans and Elevations	18-044 1160	B

Reason:- To ensure that the development is carried out in accordance with the submitted details and approved plans, in the interests of good planning, for clarity and the avoidance of doubt.

House Type / Hard Surfacing Details

3. Prior to any works taking place above damp proof course level of the development hereby permitted, details of facing materials to be used in the construction of external walls and roofs of the dwellings, garages and chimneys and the design and external appearance of all eaves, verges, windows (including head and sill details), doors, hard surfacing (including shared surfaces) and pumping station within the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the proposed development being brought into first use.

Reason:- In the interests of the character and appearance of the area and to comply with Policies EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Boundaries

4. Prior to any works taking place above damp proof course level of the development hereby permitted, details of the design, external appearance and decorative finish of all railings, fences, gates, walls, bollards and other means of enclosure within the development shall be submitted to and approved in writing by the Local Planning Authority. The enclosure scheme shall demonstrate site-wide hedgehog connectivity measures. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling to which they relate to. Any other enclosure shall be carried out in accordance with the approved details prior to the proposed development being brought into first use. The approved scheme shall be maintained for those purposes at all times thereafter.





- Reason:-** In the interests of the character and appearance of the area, provision of private amenity space, designing out crime and nature conservation and to comply with Policies EQ5 and EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.
5. Prior to any works taking place above damp proof course level of the development hereby permitted, a scheme for the repair, future maintenance and management of all dry stone walls shown as proposed or retained as per Condition 04 above within the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the proposed development being brought into first use. The approved scheme shall be maintained for those purposes at all times thereafter.
- Reason:-** In the interests of the character and appearance of the area, provision of private amenity space and Designing out Crime and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.
6. All external doors and windows shall be set back from the face of the building by a minimum of 30mm.
- Reason:-** In the interests of the character and appearance of the area and to comply with Policies EQ5 and EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification):-
- a) No development as specified in Schedule 2, Part 1, Class(es) A, AA, B, C, D, E and G other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority.
 - b) No development as specified in Schedule 2, Part 1, Class F other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority, and,
 - c) No development as specified in Schedule 2, Part 2 Class A other than those expressly authorised by this permission, shall be carried out on any plot without express planning permission first being obtained from the Local Planning Authority.
- Reason:-** In the interests of the character and appearance of the area and maintaining good amenity standards and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Levels

8. No development hereby permitted shall be commenced until detailed plans and sections showing both existing and proposed site levels for site, together with the proposed relationship with adjacent land have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved details.



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Reason:- In the interests of the character and appearance of the area and maintaining good amenity standards and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

9. No development hereby permitted shall be commenced until a scheme of all retaining walls and steps (including a sample of the facing wall / step material) has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of the dwelling to which they relate to. Any other retaining wall / step shall be carried out in accordance with the approved details prior to the proposed development being brought into first use. The approved scheme shall be maintained for those purposes at all times thereafter.

Reason:- In the interests of the character and appearance of the area and maintaining good amenity standards and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Refuse Storage

10. Prior to any works taking place above damp proof course level of the development hereby permitted, details of the storage of refuse (collection points and in-plot), including details of location, size, means of enclosure and materials shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved refuse storage scheme for that dwelling has been completed and made available for use in accordance with the approved details. The approved scheme shall be maintained for those purposes at all times thereafter.

Reason:- In the interests of visual amenity to comply with Policy EQ6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework. In the interests of highway safety and to comply with Policy CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Landscaping / Ecology

11. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason:- In the interests of visual amenity and in the interests of nature conservation to comply with Policies EQ2, EQ5, EQ6 and EQ9 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

12. No development hereby permitted shall be commenced until a comprehensive landscaping scheme informed by a Biodiversity Metric Assessment (DEFRA 3.1 or updated standard) of the habitat baseline and providing for the landscape treatment of all plots and areas of open space including habitat creation or enhancement to ensure





there is no residual biodiversity loss within the development site has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include full details of all new trees, shrubs and any other planting, giving specification for species, positions, planting sizes and numbers / densities of all new planting. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) prior to the first occupation of the development hereby approved. The trees and shrubs etc to be planted in accordance with the approved landscaping scheme shall be properly maintained for a period of 5 years following planting or any other such period as specified by the Landscape, Biodiversity and Ecological Management Plan as approved by Condition 13 below. Any trees or shrubs which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be suitably replaced during the next suitable planting season for the development.

Reason:- In the interests of visual amenity and nature conservation to comply with Policies EQ5, EQ6 and EQ9 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

13. No development hereby permitted shall be commenced (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a LBEMP (Landscape, Biodiversity and Ecological Management Plan) for the site has been submitted to and approved in writing by the Local Planning Authority, giving details of the proposed creation, maintenance, management and development, including timescales and delivery mechanisms, for all landscaping and wildlife habitats and associated structures / features within the public open spaces, ecological areas and structural landscape buffer strips in accordance with Condition 12 above. This shall include full and accurate locations of existing and any proposed new habitats; technical specifications, timescales and phasing for the creation of any new habitats; 5-year establishment and aftercare management prescriptions for any newly created habitats and a minimum 20-year maintenance and management operations for all habitats throughout the site to be monitored and reviewed every 5 years for the site. The management plan shall be fully implemented in accordance with the details and timescales so approved.

Reason:- In the interests of visual amenity and in the interests of nature conservation to comply with Policies EQ5, EQ6 and EQ9 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

14. a) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works.
b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
c) No fires should be lit within 6.0m of the furthest extent of the canopy of any tree or tree group to be retained as part of the approved scheme.
d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.





e) No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement dated October 2020.

Reason:- To protect existing trees and hedgerows and in the interests of the character and appearance of the area and to comply with Policy EQ5 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

15. No development hereby permitted shall be commenced (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a CEMP (Construction Environmental Management Plan) has been submitted to and approved in writing by the Local Planning Authority and shall include:

- Risk assessments of potentially damaging construction activities;
- Identification of biodiversity protection zones;
- Practical measures during construction to avoid or reduce impacts during construction (may be provided by method statements);
- The location and timing of sensitive works to avoid harm to biodiversity;
- There will be no clearance of trees, shrubs, tall ruderal or brambles between 31st March and 31st August inclusive unless a competent ecologist has undertaken a careful detailed check of vegetation for active birds nests, immediately before vegetation removal and has provided written confirmation that no birds will be harmed and / or appropriate methods are in place to protect nesting bird interests on site. Any such written confirmation required shall be submitted and approved in writing by Local Planning Authority before any such clearance of trees, shrubs, tall ruderal or brambles is undertaken.
- Lighting used during construction to minimise impacts on wildlife;
- Open excavations or pipes to be sealed at night;
- Ramps / planking to be installed to permit wildlife to escape being trapped in structures during construction;
- The role and responsibilities of an ecological clerk of works or similar competent person;
- Disposal of waste material onsite; and,
- Use of protective fences, exclusion barriers and warning signs.
- The CEMP shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details.

Reason:- In the interests of protected species and habitats during construction and to comply with Policy EQ5 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Contamination

16. No development hereby permitted shall be commenced (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until conditions a) to d) have been submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report demonstrating the effectiveness of the remediation carried out shall be submitted to and approved in writing by the Local Planning Authority prior to the proposed





development being brought into first use. 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 as specified by the Local Planning Authority in writing until condition 1d has been complied with in relation to the contamination identified.

a) *Site Characterisation*

An investigation and risk assessment shall assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons. 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,
 - archaeological 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's Land Contamination Risk Management guidance.

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. 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 would 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 shall be carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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 1a, and where remediation is necessary a remediation scheme must be



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prepared in accordance with the requirements of condition 1b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be prepared in accordance with condition 1c.

17. No topsoil / fill material shall be imported to the site for the development until it has been tested for contamination and assessed for its suitability for the proposed development. A suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include: the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall be carried out and the validity evidence shall thereafter be submitted to and approved in writing by the Local Planning Authority prior to any importation of such material onsite for the development. All works within the development shall be carried out in accordance with the approved scheme.

Reasons (16 to 17):- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Construction / Demolition

18. No development hereby permitted shall be commenced (including any site clearance, site stripping, site establishment, formation of new access, installation of any drainage infrastructure or groundworks) until a Demolition, Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority and shall include the following details:-
- the hours of work, which shall not exceed the following: Construction and associated deliveries to and from the site shall not take place outside 07:30 to 18:00 hours Mondays to Fridays, and 08:30 to 14:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday (a noise-generating activity is defined as any activity for instance, but not restricted to, building construction / demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary);
 - the arrangements for prior notification to the occupiers of potentially affected properties;
 - the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
 - a scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;
 - the site compound with associated temporary buildings;





- vi. the parking of vehicles of site operatives and visitors;
- vii. the loading and unloading of plant and materials;
- viii. the storage of plant and materials to be used in constructing the development;
- ix. routing of vehicles to and from the site and arrangements for turning vehicles;
- x. proposed temporary traffic restrictions;
- xi. pedestrian and cyclist protection; and,
- xii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

All works within the development shall be carried out in accordance with the approved details before any other operations are commenced. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance and in the interests of highway safety and to comply with Policies EQ6, EQ10 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

19. No piling operations shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall accord with Environment Agency guidance (Environment Agency (2001), Piling and Penetrative Ground Improvements on Land Affected by Land Contamination NC/99/73) and consider impacts of noise generation together with noise mitigation measures consistent with best practical means. All works within the development shall be carried out in accordance with the approved details before any piling operations are first commenced.

Reason:- To safeguard the amenity of future residents from noise disturbance and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Noise Impacts

20. No dwelling hereby approved of the development hereby permitted shall be first occupied until all works forming part of the approved Noise Report Scheme (Peak Acoustics, Noise & Vibration Assessment Report, ref: NM2708191NR Rev 1.0, dated 6th October 2020) have been fully implemented and confirmed in writing by the Local Planning Authority. The works shall ensure the following noise levels are not exceeded:

- I. An internal noise level for habitable rooms during the day (0700-2300hrs) of 35dB(A)LAeq, 16hrs for habitable rooms,
- II. An internal noise level for bedrooms during the night (2300-0700hrs) of 30dB(A)LAeq for 8hrs and 45dB(A)LAm_{ax} (fast),
- III. Noise levels within external living areas such as balconies, terraces and gardens during the day (0700-2300hrs) of 50dB(A)LAeq for 16hrs.

Where internal noise levels can only be achieved with windows shut, other adequate means of ventilation shall be provided which shall ensure thermal comfort prior to any dwelling being brought into first use. All works within the development shall be carried out in accordance with the approved scheme and shall be maintained for those purposes at all times thereafter.



Reason:- To safeguard the amenity of future residents from noise disturbance and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

21. No development hereby permitted shall be commenced until a detailed design for the acoustic fencing in relation to the site's south and south west boundary adjacent to Block 1 as per the approved Site Plan drawing ref. 18-044 1102 Rev T has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme prior to any dwelling being brought into first use and shall be maintained for those purposes at all times thereafter throughout its lifetime.

Reason:- To safeguard the amenity of future residents from noise disturbance and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Drainage / Flood Risk

22. No development hereby permitted shall be commenced until a detailed design and associated management and maintenance plan of surface water drainage in accordance with the principles outlined within:

- a) HBL Associates Drainage Strategy Addendum, HBL Reference: 07396-HBL-XX-XX-RP-D-0003 dated 25th Feb 2025 Revision 4 and the proposed Drainage Strategy Plan, drawing No: 7396-HBL-XX-XX-SK-D-1002 Revision 011, and,
- b) And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015)

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme prior to any dwelling being brought into first use and shall be maintained for those purposes at all times thereafter throughout its lifetime.

Reason:- To ensure that the proposed development does not increase flood risk and that principles of sustainable drainage are incorporated into this proposal and sufficient detail of the construction, operation and maintenance of sustainable drainage systems is provided to the Local Planning Authority in order to discharge the above condition and to comply with Policy EQ11 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

23. No development hereby permitted shall be commenced until details indicating how additional surface water run-off from the site can be avoided during the construction phase has been submitted to and approved in writing by the Local Planning Authority. Details may include collection, balancing and / or settlement systems for these flows. The approved system shall be operating to the satisfaction of the Local Planning Authority prior to the construction phase of the development.

Reason:- To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development and to comply with Policy EQ11 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.





24. Prior to any dwelling being brought into first use of the development hereby permitted, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the approved scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices / areas, flow restriction devices and outfalls).

Reason:- To ensure that the drainage system is constructed to the national Non-statutory technical standards for sustainable drainage and CIRIA standards C753 and to comply with Policy EQ11 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Highways

25. Throughout the period of construction, vehicle wheel cleaning facilities shall be provided and retained within the site. All vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

26. Prior to first occupation of any dwelling, the vehicular and pedestrian access shall be completed in accordance with drawing ref. 1102 Revision T and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access for a distance of 47.0 metres in both directions measured along the nearside carriageway edge. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1.0 metres in height (0.6 metres in the case of vegetation) above ground level.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

27. Before any other operations commence, a temporary access shall be formed to Buxton Road for construction purposes, designed, laid out generally in accordance with drawing ref. 1102 Revision Rev T, provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access for a distance of 47.0 metres in both directions and constructed all to the satisfaction of the Local Planning Authority. This access shall be permanently closed [or modified] and replaced with the permanent development access (as per Condition 26 above) prior to the first occupation of any dwelling.

28. 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





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implemented in accordance with the approved details and timescales as approved through Condition 29 below.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

29. The carriageway of the proposed estate road(s) shall be constructed in accordance with details approved under Condition 28 above 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. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to first occupation has a properly consolidated and surfaced carriageway and footway, between it and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with a final surface course within twelve months (or three months in the case of a shared surface road) from the first occupation of the dwelling to which they relate to.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

30. No dwelling hereby approved shall be first occupied until space has been provided within the site curtilage / plot for the parking of residents and visitors vehicles associated with that dwelling in accordance with the approved drawings. The facilities shall be retained throughout the life of the development free from any impediment to their designated use for the parking of motor vehicles at all times.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

31. No development hereby permitted shall be commenced until details of secure cycle parking facilities for the occupants of and visitors to the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the first occupation of the associated dwelling and shall thereafter be retained for use at all times.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

32. There shall be no gates to the individual driveways / parking spaces.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

33. The proposed access to Buxton Road shall be no steeper than 1 in 30 when measured from the nearside highway boundary for the initial 10.0 metres and shall not exceed more than 1 in 14 thereafter.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.





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34. The proposed individual access drives / parking spaces shall be no steeper than 1 in 14 when measured from the nearside highway boundary.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

35. No development hereby permitted shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established to the written satisfaction of the Local Planning Authority.

Reason:- In the interests of highway safety and to comply with Policies EQ6 and CF6 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Informative(s)

1. This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicant. In accordance with Paragraph 39 of the NPPF, solutions have been sought to secure a development which will improve the economic, social and environmental conditions of the area.

2. This approval should be read in conjunction with the Planning Obligation dated 4th July 2022 entered into under S106 of the Town and Country Planning Act 1990 (as amended) which accompanies planning permission ref. HPK/2020/0201.

County Highways

1. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department - Place at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website

<https://www.derbyshire.gov.uk/transport-roads/roads-traffic/licences-enforcements/vehicular-access/vehicle-accesses-crossovers-and-dropped-kerbs.aspx>

E-mail highways.hub@derbyshire.gov.uk or

Telephone Call Derbyshire on 01629 533190.

2. The Highway Authority recommends that the first 5m of private driveways should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users, the Authority reserves the right to take any necessary action against the householder.

3. Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway, measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the





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form of a dish channel or gully laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

4. Pursuant to Sections 149 and 151 of the Highways Act 1980, steps shall be taken to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

5. Pursuant to Sections 219/220 of the Highways Act 1980, relating to the Advance Payments Code, where development takes place fronting new estate streets the Highway Authority is obliged to serve notice on the developer, under the provisions of the Act, to financially secure the cost of bringing up the estate streets up to adoptable standards at some future date. This takes the form of a cash deposit equal to the calculated construction costs and may be held indefinitely. The developer normally discharges his obligations under this Act by producing a layout suitable for adoption and entering into an Agreement under Section 38 of the Highways Act 1980.

6. There is a bus stop fronting the application site. The applicant must contact Derbyshire County Council's Public Transport Unit, County Hall, Matlock, DE4 3AG or tel: 01629 536748 for advice. Should the development be approved and necessitate the re-siting of a bus stop all relevant costs of these works will be recharged to the applicant.

7. Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Mr J Adams, Traffic Management, 01629 538628. All road closure and temporary traffic signal applications will have to be submitted via the County Councils web-site; relevant forms are available via the following link - http://www.derbyshire.gov.uk/transport_roads/roads_traffic/roadworks/default.asp

8. The applicant is advised that to discharge Condition 35 that the Local Planning Authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

LLFA:

Advisory/Informative Notes (It should be noted that the information detailed below (where applicable), will be required as an absolute minimum in order to discharge any of the drainage conditions set by the LPA):

A. The County Council does not adopt any SuDS schemes at present (although may consider ones which are served by highway drainage only). As such, it should be confirmed prior to commencement of works who will be responsible for SuDS maintenance/management once the development is completed.

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B. Any works in or nearby an ordinary watercourse may require consent under the Land Drainage Act (1991) from the County Council. For further advice, or to make an application please contact Flood.Team@derbyshire.gov.uk.

C. No part of the proposed development shall be constructed within 3-8m of an ordinary watercourse and a minimum 3 m for a culverted watercourse (increases with size of culvert). It should be noted that DCC have an anti-culverting policy.

D. The applicant should be mindful to obtain all the relevant information pertaining to proposed discharge in land that is not within their control, which is fundamental to allow the drainage of the proposed development site.

E. The applicant should demonstrate, to the satisfaction of the Local Planning Authority, the appropriate level of treatment stages from the resultant surface water discharge, in line with Table 4.3 of the CIRIA SuDS Manual C753.

F. The County Council would prefer the applicant to utilise existing landform to manage surface water in mini/sub-catchments. The applicant is advised to contact the County Council's Flood Risk Management team should any guidance on the drainage strategy for the proposed development be required.

G. The applicant should provide a flood evacuation plan which outlines:

- The flood warning procedure
- A safe point of extraction
- How users can safely evacuate the site upon receipt of a flood warning
- The areas of responsibility for those participating in the plan
- The procedures for implementing the plan
- How users will be made aware of flood risk
- How users will be made aware of flood resilience
- Who will be responsible for the update of the flood evacuation plan

H. Flood resilience should be duly considered in the design of the new building(s) or renovation. Guidance may be found in BRE Digest 532 Parts 1 and 2, 2012 and BRE Good Building Guide 84.

I. Surface water drainage plans should include the following:

- Rainwater pipes, gullies and drainage channels including cover levels.





- Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients, flow directions and pipe numbers.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

J. On Site Surface Water Management;

- The site is required to accommodate rainfall volumes up to the 1% probability annual rainfall event (plus climate change) whilst ensuring no flooding to buildings or adjacent land.

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- The applicant will need to provide details and calculations including any below ground storage, overflow paths (flood routes), surface detention and infiltration areas, etc, to demonstrate how the 100 year + 40% Climate Change rainfall volumes will be controlled and accommodated. In addition, an appropriate allowance should be made for urban creep throughout the lifetime of the development as per 'BS 8582:2013 Code of Practice for Surface Water Management for Developed Sites' (to be agreed with the LLFA).
- Production of a plan showing above ground flood pathways (where relevant) for events in excess of the 1% probability annual rainfall event, to ensure exceedance routes can be safely managed.
- A plan detailing the impermeable area attributed to each drainage asset (pipes, swales, etc).

Peak Flow Control

- For greenfield developments, the peak run-off rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event, should never exceed the peak greenfield run-off rate for the same event.
- For developments which were previously developed, the peak run-off rate from the development to any drain, sewer or surface water body for the 100% probability annual rainfall event and the 1% probability annual rainfall event must be as close as reasonably practicable to the greenfield run-off rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development, prior to redevelopment for that event.

Volume Control



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- For greenfield developments, the runoff volume from the development to any highway drain, sewer or surface water body in the 6 hour 1% probability annual rainfall event must not exceed the greenfield runoff volume for the same event.

- For developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 6 hour 1% probability annual rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but must not exceed the runoff volume for the development site prior to redevelopment for that event.

Note:- If the greenfield run-off for a site is calculated at less than 2 l/s, then a minimum of 2 l/s could be used (subject to approval from the LLFA).

- Details of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure the features remain functional.

- Where cellular storage is proposed and is within areas where it may be susceptible to damage by excavation by other utility contractors, warning signage should be provided to inform of its presence. Cellular storage and infiltration systems should not be positioned within the highway.

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- Guidance on flood pathways can be found in BS EN 752.

- The Greenfield runoff rate which is to be used for assessing the requirements for limiting discharge flow rates and attenuation storage for a site should be calculated for the whole development area (paved and pervious surfaces - houses, gardens, roads, and other open space) that is within the area served by the drainage network, whatever the size of the site and type of drainage system. Significant green areas such as recreation parks, general public open space, etc., which are not served by the drainage system and do not play a part in the runoff management for the site, and which can be assumed to have a runoff response which is similar to that prior to the development taking place, may be excluded from the greenfield analysis.

K. If infiltration systems are to be used for surface water disposal, the following information must be provided:

- Ground percolation tests to BRE 365.

- Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.

- Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003.





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- Volume design calculations to 1% probability annual rainfall event + 40% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 – Table 25.2.
- Location plans indicating position (soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
- Drawing details including sizes and material.
- Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

L. All Micro Drainage calculations and results must be submitted in .MDX format, to the LPA. (Other methods of drainage calculations are acceptable.)

M. The applicant should submit a comprehensive management plan detailing how surface water shall be managed on site during the construction phase of the development ensuring there is no increase in flood risk off site or to occupied buildings within the development.

United Utilities:

WATER AND WASTEWATER SERVICES

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE





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United Utilities will not allow building over or in close proximity to a water main.

United Utilities may not allow building over or in close proximity to a public sewer.

According to our records there is an easement crossing the proposed development site which is in addition to our statutory rights for inspection, maintenance and repair. The easement dated 09/01/1990 UU Ref: Z311 has restrictive covenants that must be adhered to. It is the responsibility of the developer to obtain a copy of the document, available from United Utilities Legal Services or Land Registry and to comply to the provisions stated within the document. Under no circumstances should anything be stored, planted or erected on the easement width. Nor should anything occur that may affect the integrity of the pipe or United Utilities legal right to 24 hour access.

A public sewer crosses this site and we may not permit building over it. We will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of Part H of the Building Regulations, for maintenance or replacement. Therefore a modification of the site layout, or a diversion of the affected public sewer may be necessary. All costs associated with sewer diversions must be borne by the applicant.

To establish if a sewer diversion is feasible, the applicant must discuss this at an early stage with our Developer Engineer at wastewaterdeveloperservices@uuplc.co.uk as a lengthy lead in period may be required if a sewer diversion proves to be acceptable.

Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must





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comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. See 'Contacts' section below.

CONTACTS

Website

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the 'Live Chat' function, please visit: <http://www.unitedutilities.com/builders-developers.aspx>

Email

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

Water mains and water supply, including metering - DeveloperServicesWater@uuplc.co.uk

Public sewers and drainage - WastewaterDeveloperServices@uuplc.co.uk

Telephone - 0345 072 6067

Property Searches (for asset maps):

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.





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X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: [0333 880 2000](tel:03338802000).
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and



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you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

