



Flood Risk Management
 Derbyshire County Council
 County Hall
 Matlock, Derbyshire
 DE4 3AG

Development Services
 High Peak Borough Council
 PO Box 136
 Buxton
 SK17 1AQ

Telephone
 Ask for
 Email
 Our ref HPBC 2025/15
 Your ref DOC/2025/0021
 Date 24 June 2025

Proposal: Discharge of conditions 17 and 19 in relation to HPK/2019/0028

Location: Land Off Hallsteads Close Hallsteads Close Dove Holes

Application reference DOC/2025/0021

Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the information submitted for this application, which was received on 6 March 2025, with additional information received in June 2025. The LLFA has received information that satisfies conditions 17 & 19 and can therefore recommend their discharge. This is subject to the sustainable drainage scheme being constructed as set out in the documents listed below.

1. Sanderson Associates. (18/06/2025). *Proposed Foul and Surface Water Attenuation Drainage Layout Sketch 1*. 16445-500-SK001-P04
2. Sanderson Associates. (18/06/2025). *Proposed Foul and Surface Water Attenuation Drainage Layout Sketch 2*. 16445-500-SK002-P04
3. Sanderson Associates. (18/06/2025). *Proposed Foul and Surface Water Attenuation Drainage Layout Sketch 3*. 16445-500-SK003-P05
4. Sanderson Associates. (18/06/2025). *Proposed Impermeable Areas Sheet 1*. 301174-500-005-D
5. Sanderson Associates. (18/06/2025). *Proposed Impermeable Areas Sheet 2*. 301174-500-006-D
6. Sanderson Associates. (18/06/2025). *Proposed Impermeable Areas Sheet 3*. 301174-500-009-C (amended version received on 24/06/2025)
7. Sanderson Associates. (12/12/2024). *Flow Control Chamber Typical Details*. 16445-500-SK005-P01
8. Sanderson Associates. (June 2025). *Attenuation Tank and Permeable Paving Typical Details*. 16445-500-SK004-P01

9. Sanderson Associates. (09/06/2025). *Flood Exceedance Plan Sheet 1*. 16445-500-007-01
10. Sanderson Associates. (09/06/2025). *Flood Exceedance Plan Sheet 2*. 16445-500-008-01
11. Sanderson Associates. (09/06/2025). *Flood Exceedance Plan Sheet 3*. 16445-500-009-01
12. Sanderson Associates. (27/02/2025). *Drainage Maintenance and Management Plan*. 16445-001-01
13. Kiely, D. (2025) Email to Jo Crawshaw-Moore, 24 June, 14:19
14. Maurice, P. (2025) Email to Megan Turner, 20 June

In addition, other supplementary documents and drawings support the application and complement those above.

Construction of the sustainable drainage scheme will begin as soon as is practicably possible mitigating the risk of flooding to adjacent property and pollution of surrounding watercourses during construction, including the installation of flow limitation devices to ensure adherence to the agreed greenfield discharge rates off site as per documents:

1. HJK Properties. (09/06/2025). *Surface Water Run-off during construction*. HJK-SW-01, Revision A

Construction activities should be managed in line with the CIRIA Guidance on the Construction of SuDS Manual C768, to ensure that the effectiveness of the sustainable drainage features is not compromised.

Summary:

Surface water to pumped to a combined sewer at 5 l/s. Attenuation is provided by 6 underground tanks and 5 areas of permeable paving, with total storage volumes of 1519 m³ for tanks and 443 m³ for permeable paving.

Yours sincerely

Senior Technician, Flood Risk Management

Checked by:

Date 24/06/2025