

Mr Niall Mellan
Hourigan Planning
10th Floor Chancery Place 50 Brown Street
Manchester
M2 2JG

26/06/2025

Dear Mr Mellan

**Re: DOC/2024/0122 – Application to discharge Condition 15 in relation to
HPK/2022/0456 (Allowed on Appeal - APP/H1033/W/24/3339815)**

I write in connection with the above application which seeks to discharge Condition 15 relating to HPK/2022/0456 that was allowed on appeal under APP/H1033/W/24/3339815.

Condition 15 states the following:

19. The development shall not be commenced until a detailed scheme for the proposed new junction off the A57 and highway improvement works for the provision of a footway/verge margin and associated safe pedestrian crossing points, the relocation of the bus stop on the southern side of the A57 (and any other associated highways works) has been submitted to and approved in writing by the Local Planning Authority.

The new junction should be 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 43 metres to the right and left when measured along the nearside carriageway edge. The area in advance of the visibility sightlines being levelled, forming part of the new street constructed as footway and not forming part of any plot or other subdivision of the site.

Prior to occupation of the first dwelling the required highway improvement works shall be constructed in accordance with the approved details.

The proposed new site access road between Dinting Vale (A57) and the Public Right of Way (Glossop FP50) is to be maintained to an adoptable standard (save for gradient) for the lifetime of the duration of the occupation of the development.

The plans submitted in support of discharging this condition are listed as follows:

- WAI25-XX-BET-ZZ-XX-DR-C-2501-S78-GA
- WAI25-XX-BET-ZZ-XX-DR-C-2502-P01-S278 Bus Stop Relocation
- WAI25-XX-BET-ZZ-XX-DR-C-2503-P01-S78 Typical Construction Details

The Highways Authority have confirmed in writing by virtue of an email dated 18-06-2025 that all plans and details including those relating to S278 works submitted with this application are acceptable.

As such, I can confirm that having regard to all plans and documents submitted with this application, and on the basis that the development is carried out in full accordance with the details shown, Condition 15 is hereby formally discharged

Yours Sincerely

A handwritten signature in black ink, appearing to read 'James Stannard', with a large, stylized initial 'J'.

Mr James Stannard
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