



High Peak Borough Council
working for our community

Mr Niall Mellan
Hourigan Planning
10th Floor Chancery Place 50 Brown Street
Manchester
M2 2JG
22/07/2025

Dear Mr Mellan

Re: DOC/2025/0023 – Application to discharge Condition 9 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 9 relating to HPK/2022/0456 that was allowed on appeal under APP/H1033/W/24/3339815. Condition 9 states the following:

9. *Prior to the commencement of development, details of a sustainable surface water drainage scheme and foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes shall be in accordance with the principles of the following documents:*

- a) *LD (31/03/2023) – Flood Risk Assessment, 680312-R1(02) – FRA Rev 02*
- b) *Betts Associates (07/07/2023) – Section 104 Drainage Design, WAI25-XX-BET-ZZ-XX-DR-C-1001-P01*
- c) *Betts Associates (2023) letter to Derbyshire LLFA, 7th August, including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team*
- d) *DEFRA's Non-Statutory Technical Standards for sustainable drainage systems (March 2015)*

The foul and surface water drainage schemes must include:

- a) *An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365*
- b) *A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations)*
- c) *Levels of the proposed drainage systems including proposed ground and finished floor levels in Above Ordnance Datum)*
- d) *Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- e) *Foul and surface water shall drain on separate systems*

Prior to first occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

The latest consultation response received from the Lead Local Flooding Authority (LLFA) dated 17th July, confirms that subject to the development being carried out in full accordance with the following documents, the details as required by Condition 9 are acceptable:

- 1. *Betts Associates (01/07/2025) – Drainage Network Details. Site at Dinting Vale, Glossop WAI25 Revision 3.0*
- 2. *Betts Associates (30/06/2025) – Section 104 Drainage Design. WAI25-XX-BET-ZZ-XX-DR-C-1001 Revision P05*

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3. Betts Associates (30/06/2025) – Manhole Schedules Surface Water. WAI25-XX-BET-DR-C-1004 Revision P03
4. Betts Associates (30/06/2025) – Drainage Schedules Surface & Foul Water. WAI25-XX-BET-XX-XX-DR-C-1006 Revision P03
5. Betts Associates (16/05/2025). Land Drainage Design. WAI25-XX-BET-ZZ-XX-DR-C-7001 Revision P01
6. Betts Associates (16/05/2025). Typical Cellular Storage Detail. WAI25-XX-BET-ZZ-XX-DR-C-7002 Revision P01
7. Betts Associates (03/11/2023). 1:20 Manhole Detail S5HB Hydrobrake Detail. WAI25-XX-BET-XX-XX-DR-C-1051 Revision P01
8. Betts Associates (03/11/2023). 1:20 Manhole Detail S19HB Hydrobrake Detail. WAI25-XX-BET-XX—XX-DR-C-1052 Revision P01
9. Betts Associates (03/11/2023). 1:20 Manhole Detail S24HB Hydrobrake Detail. WAI25-XX-BET-XX—XX-DR-C-1053 Revision P01
10. Betts Associates (03/11/2023). 1:20 Manhole Detail S32HB Hydrobrake Detail. WAI25-XX-BET-XX—XX-DR-C-1054 Revision P01
11. Betts Associates (03/11/2023). 1:20 Manhole Detail S37HB Hydrobrake Detail. WAI25-XX-BET-XX—XX-DR-C-1055 Revision P01
12. Betts Associates (03/11/2023). 1:20 Manhole Detail S44HB Hydrobrake Detail. WAI25-XX-BET-XX—XX-DR-C-1056 Revision P01
13. Betts Associates (03/11/2023). 1:20 Manhole Detail S47HB Hydrobrake Detail. WAI25-XX-BET-XX—XX-DR-C-1057 Revision P01
14. Betts Associates (03/11/2023). 1:20 Manhole Detail S18HB Shallow Manhole Detail. WAI25-XX-BET-XX—XX-DR-C-1058 Revision P01

In light of the above, and subject to full compliance with the above documents, please take this letter as formal confirmation that Condition 9 relating to HPK/2022/0456 (Allowed on appeal) is hereby discharged.

Yours Sincerely



Mr James Stannard
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