

High Peak Borough Council
Planning Department
Buxton Town Hall
Market Place
Buxton
SK17 6EL

Ref: 137-001
Email: planning@highpeak.gov.uk

7 November 2025

To whom it may concern,

Ashbourne Lane

Application for Approval of Details Reserved by Conditions as per Application HPK/2024/0143

On behalf of my client, Mr Joe Sizeland, I hereby submit an application for the discharge of pre-commencement conditions attached to the above planning permission. This submission includes written responses, technical report and drawings prepared by the appointed consultant team.

This submission seeks approval of the details required by the following conditions:

- Condition 3 – Boundary Treatment
- Condition 5 – Materials Schedule
- Condition 7 – Site Investigations and Remediation
- Condition 8 – Acoustic Survey
- Condition 14 – Arboricultural Method Statement
- Condition 21 – Written Scheme of Investigation (Heritage/Archaeology)
- Condition 24 – Construction Management Plan
- Condition 25 – Retaining Structure Details

Below, the specific requirements of each condition are summarised with the details provided in support of discharge.

Condition 3 – Boundary Treatment

Notwithstanding the approved plans, and prior to any erection of boundary treatment, details of all boundary treatment including alternative details ensuring that no boundary treatment sits forward of the approved soft landscaping adjacent to Ashbourne Lane require approval.

The submission comprises the following documents:

- WAC 1813 1-22 T3 Boundary Treatments: This drawing details the location and type of all proposed boundary treatments across the site, including along the boundary with Ashbourne Lane; and
- WAC 1813 4-02 A Boundary Materials: This drawing provides elevations and material specifications for each treatment type.

The scheme proposes a variety of treatments appropriate for their location, including a 2.5m high acoustic barrier (with awning), 2.1m high close board timber fencing, 2.1m high metal mesh fencing (358-gauge SR1 Heras Zenith), and two types of retaining wall.

Detailed material specifications are provided, ensuring a high quality of design in accordance with Local Plan Policy EQ6. Timber is specified as close-board panels, and metal fencing is dark grey mesh, providing a secure and visually recessive perimeter solution.

The design and layout of the boundary treatments, particularly along Ashbourne Lane, are positioned behind the approved soft landscaping, thereby preserving and enhancing the amenity of the site and its relationship with the highway, in line with Local Plan Policy EQ10.

For the boundary treatments that incorporate a retaining wall, further structural details are cross-referenced to the plans submitted under Condition 25. Specifically, the details in 32978-HYD-B-XX-DR-S-1005 - T01 - Retaining Wall G.A. Unit B confirm the robust construction of the retaining wall structure itself, which forms the base of the Type 1 and Type 2 boundary treatments shown in the submitted drawings.

Overall, the submitted drawings provide the full construction and design details required for the boundary treatments, demonstrating they preserve the amenity of neighbouring residents and represent good design, allowing for the successful discharge of condition 3.

Condition 5 – Materials Schedule

As detailed in the condition, no development above foundation level shall commence until a detailed schedule of all facing materials has been submitted and approved.

The submission is documented in:

- WAC 1813 4-01 B Facing Materials: This drawing provides a comprehensive palette and specification for all external materials and finishes to be used on the building units.

The main body of the building will utilise Corrugated (sinusoidal) steel built-up cladding, finished with a plastisol coating in RAL 180 40 05 or BS 1882 'merlin grey'.

The base plinth of the buildings will be constructed from Natural gritstone, coursed, quarry faced, with flush mortar joints. This material provides a durable, contextual, and high-quality finish.

All windows and entrance doors will feature aluminium frames, powder coated in RAL 7016. Insulated overhead shutters and escape doors will also be steel frames powder coated in RAL 7016, ensuring consistency and good design.

Rainwater systems (metal box section gutters and circular downpipes) will be aluminium, powder coated to match the external wall cladding (merlin grey).

The external circulation areas will be paved with Marshall's Keyblock concrete block paving (200x100x60mm) in a natural colour, laid in a herringbone bond.

Overall, the submitted details demonstrate a careful selection of durable, high-quality materials that ensure a unified and coherent aesthetic, satisfying the requirements of good design in accordance with Local Plan Policies S1 and EQ6. The schedule is complete and allows for the successful discharge of condition 5.

Condition 7 – Site Investigations and Remediation

This condition requires the submission of a comprehensive investigation and risk assessment, with a detailed remediation scheme, prior to the commencement of development (except for site investigation works).

A comprehensive investigation and risk assessment has been prepared and submitted for approval to address the requirements of this multi-part condition (ref. Ashbourne Lane, Chapel en le Frith_RSVP_P01.pdf).

The submitted Remediation Strategy and Verification Plan (RSVP) addresses all required pre-development stages and demonstrates compliance with the condition, including the requirement to follow DEFRA and the Environment Agency's "Land Contamination Risk Management" (LCRM) guidance.

Compliance with Condition 7(a) – Investigation and Risk Assessment:

The RSVP includes the findings of the site investigation, providing a detailed risk assessment covering potential risks to human health, property, controlled waters, and ecological systems. This successfully fulfils the content requirements of Condition 7(a)(i), (ii), and (iii).

Compliance with Condition 7(b) – Detailed Remediation Scheme:

The RSVP details a Remediation Scheme to bring the site to a suitable condition for the intended use. This scheme includes the necessary objectives, remediation criteria, and site management procedures, ensuring the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 after remediation.

Compliance with Condition 7(c) – Implementation and Verification:

The RSVP outlines the necessary procedures for the implementation of the remediation scheme and specifies the required content for the final Verification Report. This commitment ensures that following the completion of the remediation works, a demonstration of effectiveness will be provided to the Local Planning Authority for approval.

Compliance with Condition 7(d) – Unexpected Contamination:

The RSVP includes an Unexpected and Unforeseen Contamination Protocol, detailing the immediate notification, investigation, and subsequent remediation/verification steps required should unexpected contamination be encountered during development.

Overall, the submitted document demonstrates a practical and robust approach to managing ground conditions and mitigating risks, which is in the interests of preserving public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs under Chapter 15 of the NPPF. Accordingly, Conditions 7(a) and 7(b) are considered discharged, and the protocols for 7(c) and 7(d) are established and approved, allowing for the commencement of development (excluding remediation and post-foundation works).

Condition 8 – Acoustic Survey

This requires a full acoustic survey to be submitted and agreed, determining the night-time and day-time background noise, and to ensure that the sound emitted by any fixed plant and / or machinery and any industrial activities do not exceed the background levels when measured from the nearest / any sound sensitive premises. The methodology shall follow established guidance.

A Noise Impact Assessment (NIA) has been prepared by Stantec and submitted for approval (ref. 333701826-STC-XX-XX-RP-Y-1001 P01). The assessment builds on an initial Acoustics Note and follows consultation with High Peak and Staffordshire Moorlands District Council.

Baseline environmental noise surveys were undertaken at the site, and noise modelling was carried out using SoundPLAN V9.1 in accordance with BS 4142:2014 + A1:2019. The assessment considers noise from all proposed operations, including fixed and mobile plant, internal workshop processes, vehicle movements, and parking, at existing sensitive receptors (ESRs).

An embedded mitigation scheme has been incorporated, comprising acoustic screens on the eastern and northern boundaries and a Noise Management Plan to control external activities and vehicle operations. Feature corrections were applied for tonal, intermittent, or distinctive noise sources and contextual factors including the absolute noise levels, character of residual sound, and receptor sensitivity were considered. The assessment indicates that, although rating levels are predicted to exceed background noise at some receptors, the magnitude of impact is reduced when evaluated in context, and internal noise levels are predicted to remain below health-based guideline levels.

Overall, the assessment demonstrates that predicted noise impacts are unlikely to be adverse and that the embedded mitigation measures provide a practical approach to minimise noise and preserve public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs under Chapter 15 of the NPPF. Accordingly, Condition 8 can be discharged, provided the mitigation measures are implemented as specified.

Condition 14 – Arboricultural Method Statement

This requires an Arboricultural Method Statement (AMS) for the protection of trees and hedgerows to be submitted and agreed, and the document shall include specific details.

An AMS and accompanying Tree Protection Plan (TPP) have been prepared and submitted for approval (ref. 11749 Arboricultural Method Statement & Tree Protection Plan). The assessment and resulting protection scheme follow a full survey of all trees on and adjacent to the site, carried out in accordance with BS5837:2012.

The scheme details a comprehensive strategy for tree protection throughout all phases of the development, including demolition, construction, and landscaping works. Key elements of the submission include:

- A Tree Data Schedule and TPP which accurately depict the locations of retained trees, proposed tree works, Root Protection Areas (RPAs), and the precise boundaries of the Construction Exclusion Zones (CEZ).
- Detailed specifications for the installation of fit-for-purpose Tree Protection Fencing and appropriate ground protection measures to secure the CEZs prior to the commencement of any site operations.
- Site-specific method statements detailing working specifications for activities within influencing distance of retained trees, ensuring protection during demolition, hard surface removal, and the construction of new foundations.
- A Timing of Operations schedule and a Monitoring Schedule to ensure the protection measures are correctly installed and maintained until all external works are complete.

Overall, the submitted scheme demonstrates a practical and robust approach to tree protection. The AMS confirms that the long-term retention and health of the protected trees will be secured through the implementation of the specified measures, in accordance with Local Plan Policy EQ9 and relevant paragraphs contained under Chapter 15 of the NPPF, allowing for the successful discharge of condition 14.

Condition 21 – Written Scheme of Investigation

This condition requires a Written Scheme of Investigation (WSI) to be submitted for approval, which shall include an assessment of significance and include specific details.

A WSI (ref. 61190_Project-Design_Ashbourne-Lane-Chapel-en-le-Frith), has been prepared by Civic Heritage and submitted to address the requirements for built heritage recording and archaeological monitoring. The purpose of this condition is to record the remains of the Peak Forest Tramway within the site boundary, in line with Local Plan Policy EQ7 and Chapter 16 of the NPPF.

The WSI establishes the significance and research questions and details a two-phased program of works:

- Historic Building Recording (Pre-Commencement): This involves a Historic England Level 3-type survey (Historic England 2016) to comprehensively record all upstanding remains of the tramway (primarily retaining walls) prior to any demolition works. This fulfils the built heritage recording requirement.
- Archaeological Watching Brief (During Groundworks): An archaeological watching brief will be maintained during all intrusive below-ground works to identify and record any buried remains associated with the tramway.

The WSI fully addresses all technical requirements of the condition, including a programme and methodology of site investigation (Level 3 Recording and Watching Brief), provision for post-investigation analysis, publication and dissemination, archive deposition and nomination of the competent persons/organisation (Civic Heritage).

The historic building recording element has been completed. However, as the archaeological monitoring (watching brief) is contingent upon the groundworks, the WSI is submitted for approval at this stage, with the understanding that the overall condition will be fully discharged upon completion of the watching brief and the subsequent submission of a single combined report. This approach satisfies the initial requirement to approve the methodology before development commences.

Condition 24 – Construction Management Plan

This condition requires a detailed Construction Management Plan (CMP) to be submitted for approval to ensure the safe and orderly execution of all demolition and construction works.

A comprehensive CMP has been prepared and submitted (ref. CMP - Ashbourne Lane.pdf). The plan is designed to be strictly adhered to throughout the demolition and construction period and addresses all specified requirements within the condition, including:

- **Traffic and Access:** The plan clearly defines advisory routes for construction traffic, arrangements for turning vehicles, and details of the temporary access to the site to maintain safety on the adopted highway.
- **Parking and Movements:** It specifies parking locations for operatives and visitors and outlines measures to ensure satisfactory access and movement for existing occupiers of neighbouring properties during the works.
- **Logistics:** Designated locations are provided for loading/unloading and storage of plant, waste, and construction materials.
- **Highway Protection:** Detailed methods are specified for preventing mud and dust from being carried onto the highway, including wheel washing and damping down. A Highway Condition Survey is referenced to document the pre-commencement state of the adjacent highway.
- **Communication:** The CMP includes arrangements for communicating the plan to staff, visitors, neighbouring residents, and businesses, ensuring all stakeholders are informed of site operations.

Overall, the submitted CMP demonstrates a detailed and practical approach to managing site operations in the interests of safe operation of the adopted highway both during the demolition and construction phase of the development in accordance with Local Plan Policy CF6 and relevant paragraphs under Chapter 9 of the NPPF. This document allows for the successful discharge of condition 24.

Condition 25 – Retaining Structure Details

This condition requires full construction details, including height and materials, of the retaining structure adjacent to the highway boundary on Ashbourne Lane.

The submitted drawing (ref. 32978-HYD-B-XX-DR-S-1005 - T02 - Retaining Wall G.A. Unit B) provides comprehensive, detailed information to satisfy the requirements of the condition, including:

- **Construction Details:** The document includes a Retaining Wall G.A. (General Arrangement), Retaining Wall Elevation 1, and Retaining Wall Section 1. These sections provide clear, scaled drawings and specifications for the construction of the retaining wall.
- **Materials:** The retaining wall is specified as a 200 concrete retaining wall reinforced with layers of A393 mesh and additional U-bars. The construction details include specific requirements for waterproofing (a due applied waterproofing system on the retained side) and drainage (dual layered drain systems and weep holes at 1000mm centres).
- **Height:** The drawings clearly indicate the maximum retained height (labelled on the Keyplan and Elevation 1) and show the associated finished levels and formation levels.
- **Highway Safety:** The design, provided by Hydrock/Stantec, is engineered to ensure the long-term stability of the retaining structure and, by extension, the safety of the adjacent highway on Ashbourne Lane, aligning with the reason for the condition.

Overall, the submitted construction details and specifications demonstrate a robust engineering approach that ensures compliance with the requirements of Local Plan Policy CF6 and Chapter 9 of the NPPF regarding highway safety. The drawings provide the necessary full details to allow for the successful discharge of condition 25.

Conclusion

In conclusion, we believe that the comprehensive documents and drawings submitted for Conditions 3, 5, 7, 8, 14, 21, 24 and 25 thoroughly address all the requirements set out in the planning permission. The detailed information provided demonstrates a robust

and compliant approach, ensuring the necessary safeguards for design quality, amenity, highway safety and tree protection are secured prior to the commencement of development.

We respectfully request the Local Planning Authority to review and formally approve the submitted details, confirming the discharge of these conditions in writing, which will allow us to commence works on site.

Should you require any further clarification or supplementary information, please contact the undersigned.

Yours sincerely,

A solid black rectangular box used to redact the signature of Sophie Stanton.

Sophie Stanton
Senior Planner