

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

Your Ref TBC
Our Ref Toddbrook Reservoir DOC
 3 & 4 (part)

Submitted via Planning Portal

20th of November 2025

Dear Sir/Madam,

Application for the discharge of conditions 3 & 4 (in part) of planning permission HPK/2021/0607 for the construction of replacement spillway and associated dam infrastructure works at Toddbrook Reservoir, Reservoir Road, Whaley Bridge

Introduction

Canal & River Trust has submitted this discharge of conditions application to provide information that is required by conditions 3 & 4 for submission and approval by High Peak Borough Council (HPBC) in relation to planning permission HPK/2021/0607.

The application is for part discharge of conditions 3 & 4 as not all the information required to address each limb of condition 3 is available for submission and approval at this stage, and part of condition 4 has already been discharged. A full detailed planning history is included below for information.

The application has been submitted via the Planning Portal (Reference PP-14504103) and the appropriate fee has been paid.

Planning History

Discharge of condition applications submitted and approved by HPBC

- DOC/2022/0024. Discharge of conditions 11, 16, 19, 22 & 32. Approved on 07/06/2022.
- DOC/2022/0029. Discharge of conditions 7, 9, 10, 34 & 37. Approved 15/07/2022.
- DOC/2022/0053. Discharge of conditions 4, 14 & 40. Approved on 25/01/2023.

Discharge of condition applications submitted and yet to be decided by HPBC

- DOC/2022/0063. Discharge of conditions 29 and 30.
- DOC/2022/0075. Discharge of conditions 7, 10 and 34.

Canal & River Trust

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Patron: King Charles III. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW

Conditions to be discharged (in part)

Conditions 3 & 4 are set out below in full.

- ‘3. Prior to the use of any external facing materials for any of the development hereby approved, materials samples or details shall be submitted to and approved in writing by the Local Planning Authority. Approval of facing materials for the following elements is required: Sailing Club and boat store, sailing club spillway, weir, tumble bay, spillway, stilling basin, turret structures. Development shall take place in accordance with the approved details.

Reason: - To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. Prior to the installation or commencement of development of the following elements, full design details shall be submitted to and approved in writing by the Local Planning Authority (LPA).

- Boom design.
- New park footbridge
- Outlet control kiosk
- Spillway vehicle access bridge
- Turret Structures
- Access to stairs into tumble bay
- Maintenance access track including details of existing and proposed levels and any retaining structure
- Spillway railings/parapet
- Bollards and all other similar functional elements within the sailing club and Memorial Park
- Interactive elements to be installed in Memorial Park
- Details of new history interpretation boards/panels
- Details for information of the beach area adjacent to the replacement weir, and access to it
- Details of water supply from Brookfield Pond.
- Any other element marked indicative or to be confirmed within the approved plans.

The development shall be completed in strict accordance with the approved details.

Reason: - To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.’

Information already approved by HPBC in relation condition 4

Details relating to the following parts of condition 4 have already been submitted to and approved by HPBC with discharge of conditions approval DOC/2022/0053, which is listed in the planning history section above.

- Boom design
- Outlet control kiosk
- Access stairs into tumble bay
- Spillway railings/parapet
- Interactive elements installed in Memorial Park
- Details for formation of the beach area adjacent to the replacement weir, and access to it.

Information provided to discharge relevant parts of conditions 3 & 4

Condition	Information provided to address part of the condition requirements
3	• Turret structures. Indicative artwork image to illustrate the finished external appearance of both the ‘left’ turret and ‘right’ turret structures. • Spillway. In situ test sample photograph of the external facing stone blockwork; In situ test sample photographs of stone copings; Test panel sample (not in-situ) photograph of railings.

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Condition	Information provided to address part of the condition requirements
4	• New park footbridge. Drawings: PEDESTRIAN BRIDGE GA; PEDESTRIAN BRIDGE ISOMETRIC VIEWS. • Spillway vehicle access bridge. Drawing. VEHICLE BRIDGE ISOMETRIC VIEWS. • Turret Structures. Drawings: SPILLWAY NATERIAL FINISH; Indicative artwork image to illustrate the finished external appearance of both the 'left' turret and 'right' turret structures. • Maintenance access track including details of existing and proposed levels and any retaining structure. Drawings: PROPOSED ACCESS TRACK GA; PROPOSED ACCESS TRACK GA; PROPOSED ACCESS TRACK PLAN AND LONG SECTION.

I trust that this application provides all necessary information to discharge the relevant parts of conditions 3 & 4.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

Nick Wild

Nick Wild MA MRTPI
Principal Delivery Planner
Canal & River Trust

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