

Plan:8 Town Planning Ltd
Simon Plowman
M10 Maxron House Green Lane
Stockport
SK6 3JQ



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Simon Plowman
M10 Maxron House Green Lane
Stockport
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Mr Houlihan
Chicken Shed Hillside Farm
Romiley
SK6 4PY

Application no: HPK/2025/0448

Determined on: 21.01.2026

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

Storage Buildings To The West Of High Hill Road New Mills Derbyshire

Description of Development:

Variation of conditions 2 and 6 relating to HPK/2025/0018

In pursuance of their power under the above-mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall have been begun before the expiration of three years from 29th May 2025, the date of planning permission HPK/2025/0018.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan	082-001 Rev C
Proposed Site Plan	082-003 Rev K (1:100 at A1)
Proposed Ground Floor Plan	082-005 Rev C
Proposed First Floor Plan	082-006 Rev G
Proposed Roof Plan	082-007 Rev F
Proposed Elevations	082-008 Rev E
Typical Sections	082-009 Rev C
Sections AA-BB	082-010 Rev C
Garage Block 1 Elevations	082-012
Garage Block 2 and 3 Elevations	082-013





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Garage Block 4 Elevations

082-014

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. Prior to any works being carried out above foundation level, a detailed schedule of all facing materials to be used in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall hereby approved shall be carried out in accordance with the approved details.

Reason:- In the interests of good design

4. Prior to any works being carried out above foundation level, a Hard and Soft landscaping plan shall be submitted to and approved in writing by the Local Planning Authority indicating inter alia the positions of all existing trees and hedgerows within and around the site, indications of any to be retained together with measures for their protection during the course of development, also the number, species, heights of all planting and positions of all additional trees, shrubs and bushes to be planted. The hard landscaping shall hereby be carried out in accordance with the approved details prior to the first occupation of the development.

All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:- In the interests of good design

5. Prior to any works being carried out above foundation level, a Boundary Treatment Plan, including elevational details, material and colour, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall hereby be carried out in accordance with the approved details prior to the first occupation of the development.

Reason:- In the interests of good design

6. All windows serving a bathroom shall be obscure glazed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) this/these window(s) shall not be re-glazed with any transparent materials or enlarged or otherwise altered, nor shall any additional door, window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason:- In the interests of preserving residential amenity.





7. No development shall commence until a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and subsequently maintained in accordance with the approved plan.

Reason:- To comply with paragraph 13 of the Schedule 7A of the Town and Country Planning Act 1990.

8. The development shall not commence until a Habitat Management and Monitoring Plan for any on site habitat creation (the (HMMP)), prepared in accordance with the approved Biodiversity Net Gain Plan and including:-
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan with timescale for implementation of such works
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the Local Planning Authority.

The development shall subsequently proceed in accordance with the agreed HMMP and implementation timescale.

Reason:- To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy NE 2.

9. No tree or garage clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a competent ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Reason:- In the interests of protecting ecological assets and habitat.

10. The interior of all garages shall be cleared carefully by hand of remaining stored materials, in advance of demolition of the structures. If hedgehogs are encountered between March and October, they shall be moved carefully by gloved hand and clean bucket / box to suitable habitat outside the footprint of works e.g. the adjacent woodland. If individuals are encountered during the winter months, they shall be taken immediately to a wildlife / hedgehog rescue facility. A short statement of compliance shall then be submitted to and approved in writing by the Local Planning Authority.





Reason:- In the interests of protecting ecological assets and habitat.

11. Prior to building works commencing above foundation level, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes in 3No. of dwellings.
- insect bricks in 3No. dwellings.
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs between gardens and into adjacent woodland.

A statement of good practice including photographs shall be submitted to the local planning authority and approved in writing prior to the first occupation of the development, demonstrating that the enhancements have been selected and installed in accordance with the above.

Reason:- In the interests of protecting ecological assets and habitat.

12. The construction phase of the development shall be carried out in full accordance with all mitigation measures contained within Section 10.0 of the Arboricultural Statement prepared by Cheshire Woodlands (dated 6th March 2025).

Reason:- In the interests of protecting trees and hedgerows during construction

13. Prior to commencement of development, a drainage scheme for foul and surface water shall be submitted to and approved in writing by the Local Planning Authority and shall include:

- 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
- A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by investigations)
- Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD
- mitigation measures to manage the risk of sewer surcharge where applicable; and
- Foul and surface water shall drain or separate systems

The approved scheme shall be in accordance with the Non Statutory Technical



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Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to 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.

Reason:- To secure proper drainage and manage the risk of flooding and pollution

14. The development shall be carried out in strict accordance with the Remediation Scheme set out within the "Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy" prepared by LK Consult (July 2023) and terms contained within, unless otherwise agreed in writing by the Local Planning Authority.

The developer shall notify the Local Planning Authority within 2 weeks of the remediation works being commenced on site. Following completion of measures identified within the approved Remediation Scheme and prior to first occupation of the development, a Verification Report prepared by a suitably qualified professional that demonstrates the effectiveness of the remediation carried out, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of preserving public amenity.

15. If piling is necessary, a written Piling Assessment shall be submitted to and approved in writing by the Local Planning Authority, which shall demonstrate that noise and vibration mitigation measures consistent with best practical means. The assessment shall consider Environment Agency guidance. No piling shall take place until the Piling Assessment has been approved in writing, and once approved, shall take place strictly within the hours of 09:00 and 16:00 Mondays to Fridays.

Reason:- In the interests of preserving public amenity.

16. All construction activities on site, including the delivery of any materials shall take place strictly within the following times:
- 07:30 – 18:00 (Monday-Fridays)
 - 08:30 – 14:00 (Saturdays)
 - No working is permitted on Sundays and Bank Holiday Mondays

Reason:- In the interests of preserving public amenity.

17. The development hereby approved shall not be occupied until such time as the access, parking and turning facilities have been provided as shown on the approved plans.

Reason:- In the interests of highway safety

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted





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Development) (England) Order 2015 as amended, or any Order revoking or reenacting or amending that Order, with or without modification, no development within Schedule 2, Part 1, Classes A-E shall take place within the residential curtilage of any property, without planning permission first being obtained from the Local Planning Authority.

Reason:- In the interests of preserving residential amenity of neighbouring properties.

Informative

1. The Local Planning Authority have where necessary worked in a positive and proactive manner with the applicant to address all outstanding planning issues to achieve a sustainable form of development as required by the National Planning Policy Framework.

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: [0333 880 2000](tel:03338802000).
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must





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do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

