

Date: 5th January 2026

Planning Authority: High Peak Borough Council

Applicant: Mr Plant

Site Address: Stonygate Reservoir Road, Whaley Bridge, Derbyshire, SK23 7BW

Description of Development: Proposed replacement dwelling and garage (self-build)

Discharge of Conditions (Supporting Document)

The following supporting document has been prepared on behalf of the applicant Mr Plant with respect to the applications HPK/2025/0145, which was approved on 31st July 2025.

This supporting document relates to the discharge of Conditions 4, 5, 6, 7 of the above application.

Condition 4

“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 and approved in writing by the Local Planning Authority. The development shall hereby be carried out in accordance with the approved details.”

Please see below for the Facing Materials Schedule, to be read in conjunction with the following drawings:

- 330_PL009a Proposed Ground Floor and Landscape Plan_Rev A
- 330_PL012a Proposed North & South Elevations_Rev A
- 330_PL013a Proposed East & West Elevations_Rev A

Condition 4 (continued)

Natural gritstone walls:

Natural coursed gritstone with tight joints to match existing landscape walls.

Natural Blue slate roofs:

Please see example image opposite.

In-roof solar panels:

Approx size: 1050x1775mm (x 27 no. panels) - exact number and layout TBC.

Upvc windows and glazed doors:

Windows and doors in neutral dark colour (e.g. black)

Composite decking:

To be installed on the balconies.

Permeable Tarmac:

To be laid on driveway - please refer to proposed landscape plan (PL009a) for location and extents.

Indian Stone Paving:

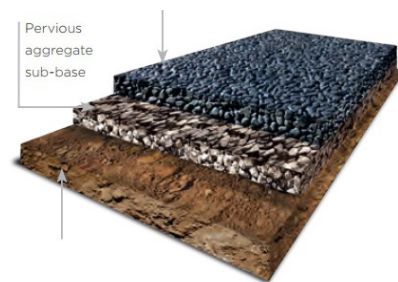
Please refer to proposed landscape plan (PL009a) for locations and extents.



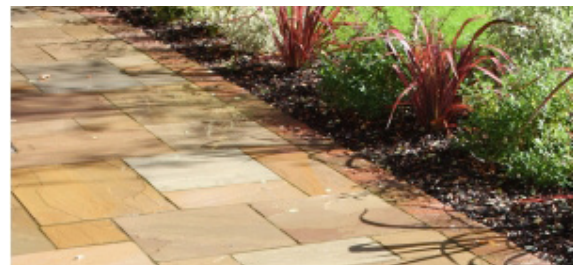
Natural blue slate



In-roof solar PV panels



Axo through permeable tarmac built-up



Indian stone paving

Condition 5

“No development (including demolition and site clearance operations) shall take place until a Demolition And Construction Method Statement including full details of the intended method of demolition of the existing bungalow, all site clearance and associated earthworks and the method of construction of the new dwelling, has first been submitted to and approved in writing by the Local Planning Authority. The details shall include the design, depth and means of construction of any foundation works together with details of any other proposed earthmoving or excavation works required in connection with the development (including works to existing retaining structures and construction of new retaining structures on the site) and shall identify and incorporate any measures necessary at all stages of demolition, site clearance and construction to minimise the risk of adversely affecting the stability of the adjacent reservoir bywash channel (such as vibration monitoring if piling operations are required or the establishment of stand-off distances from the bywash channel for operating plant or machinery). The development shall thereafter only be carried out in accordance with the approved details.”

Demolition and Construction Method Statement

Method of Demolition of Existing Bungalow:

- No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area defined as “out of bounds” on drawing “330_BR002 Site Compound Plan”.
- Protective fencing is to be installed around root protection areas of existing trees as per Site Compound Plan, and retained for the full duration of the development.
- Contractor to erect secure fencing around perimeter of existing bungalow to prevent unauthorised access during demolitions.
- Heras fence line to be erected 1.8m in from boundary of bywash, lined with dust / debris netting to prevent construction dust from entering bywash.
- Heras fence along bywash to be secured with continuous bund of sandbags at base to prevent any construction suspended solids from entering bywash.
- Contractor to confirm with statutory authorities that all services to the building are isolated within the demolition area, or obtain written confirmation of same from client.
- Bungalow to be hosed down prior to demolitions starting to prevent dust from becoming airborne.
- Contractor to remove existing blue slate by hand for client’s resale.
- Existing gritstone to be removed by hand and set aside for re-use. Bricks to be salvaged for re-sale where possible.
- The bungalow is to be demolished with excavators down to ground floor level initially. Existing basement to be temporarily infilled with hardcore. Contiguous piles or soil nail wall to be installed in place of existing retaining walls to rear of the bungalow. After, the temporary infill to be removed and the remaining basement is to be excavated and new underground drainage installed.
- Any cutting equipment to be water suppressed.
- Dust suppression machines to be utilised throughout demolition to minimise dust pollution on the site by spraying a fine mist of water.

Method of Site Clearance:

- Contractor to move debris from demolitions to skips/dump trucks with skid steer loaders.
- No burning of materials is allowed on site.
- All demolitions and spoil arising to be removed from site to be recycled where practically possible, or disposed in a licensed land fill site if not.
- If hazardous materials are found, these are to be disposed in accordance with Health and Safety Regulations.

Condition 6

“No development (including any demolition and site clearance operations) shall take place until a Demolition/ Construction Environmental Management Plan (D/CEMP) has first been submitted to and approved in writing by the Local Planning Authority. The D/CEMP shall include measures to minimise the risk of dust, debris and silty or otherwise contaminated runoff entering the adjacent reservoir bywash channel during site clearance, demolition and construction operations. The development shall thereafter only be carried out in accordance with the agreed D/CEMP.”

Demolition / Construction Environmental Management Plan

Existing water run-off

The existing site is situated to the north of the Toddbrook Bywash Channel and Reservoir, and occupies steeply sloping land with a Slatersbank Wood directly to the north of the site. The existing surface water from the site is directed into the Bywash via pipework that terminates approximately 6 feet away from the northern side of the Bywash.

Construction works relevant to suspended solids in water run-off

The site clearance, demolition of the bungalow and excavation works in the early stages of the construction works will generate contaminated run-off due to the proposed use of dust suppression machines.

Prevention Measures

To prevent any water containing suspended solids running into the watercourse, it is proposed to bund the land temporarily and create a physical boundary that acts as a sediment trap for any excess surface water run-off. It is proposed to stack sandbags to the south of the excavation area to create a barrier that detains the water and allows any suspended solids to settle.

The bunding will be in place prior to construction starting on site, and be retained for duration of works to ensure all suspended solids have fully settled against the bunding before its removal. Please refer to drawing “330_BR002 Site Compound Plan” for location and extents.

This scheme / method statement will be passed onto the Principal Contractor to ensure that the construction works comply with the approved methodology.

Locations for storage, treatment, and use of water containing solids

In accordance with the Environment Agency’s RPS 235, water containing solids will not be stored, treated or used within 10m of the Bywash Channel and Reservoir.

Storage: Water containing suspended solids will be stored in an impermeable settlement tank, engineered settlement lagoon or leakproof skips, with a freeboard of 10% of the capacity maintained to prevent overflowing. The amount of water stored on site must not exceed 30m³ at any time.

Treatment: Water containing suspended solids is to be treated in settlement tanks on site. Treated water can then be used for dust suppression, to wash equipment, and/or to make cement and mortar.

Discharge: If the water cannot be treated and used on site, it is to be discharged to a foul sewer subject to the sewage undertaker’s consent.

Refer to drawing “330_BR002 Site Compound Plan” for proposed locations of settlement tanks and constraints.

Condition 7

“No development shall take place until a detailed scheme for the disposal of surface water and foul sewage for the site has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details and drawings of the design, construction and location of all drainage infrastructure and shall clearly demonstrate that it will not present any risk of adversely affecting the stability or safe operation of the reservoir bywash channel adjacent to the site. The development shall thereafter only take place in accordance with the approved scheme.”

Please refer to the accompanying drawings for details:

- 330_PL004 Existing Ground Floor Plan_Rev A
- 330_PL009 Proposed Ground Floor and Landscape Plan_Rev A

The photo below shows an example of an existing outlet which discharges surface water from the site approximately 6 feet away from the bywash channel. It is proposed to improve the surface water drainage by diverting surface water around the replacement dwelling to a soakaway away from the bywash. All foul drainage is to be discharged to the existing package treatment plant and treated effluent is to be discharged to a secondary holding tank before it is then pumped up to the main road to connect to the existing mains drainage system.

