



High Peak Borough Council

working for our community

27/02/2026

Dear Mr Plant

DOC/2026/0001 - Discharge of conditions 4, 5, 6, 7, 8, 9, 12 and 14 in relation to HPK/2025/0145 at Stonygate RESERVOIR ROAD, WHALEY BRIDGE

I write in connection with the above application which seeks to discharge conditions 4, 5, 6, 7, 8, 9, 12 and 14 in relation to HPK/2025/0145

Condition 4 states the following:

- 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.*

The application is supported by a materials schedule dated 5th January 2026, alongside the following approved elevation and layout plans:

- 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)

The proposed materials accord with the details approved under planning permission HPK/2025/0001, and the submitted information is considered acceptable.

Condition 4 is therefore discharged.

Condition 5:

- 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.

The application is supported by a Demolition and Construction Method Statement dated 5th January 2026. Comment from United Utilities states "The Demolition and Construction Method Statement as set out in the Darwent Architecture letter of 5th January 2026 is considered to be appropriate and sufficient to allow for the discharge of Condition 5.

Condition 5 is therefore discharged.

Condition 6:

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.*

The application is supported by a Demolition / Construction Environmental Management Plan dated 5th January 2026. Comment from United Utilities states "The D /CEMP as set out in the Darwent Architecture letter of 5th January 2026 is considered to be appropriate and sufficient to allow for the discharge of Condition 6 . The Applicant should ensure that the proposed sandbag bunding shown on the Site Compound Plan is not sited on Trust land unless first agreed in writing with the Trust. Similarly, heras fencing should only be placed on Trust land with our prior consent"

Condition 6 is therefore discharged.

Condition 7:

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.*

The application is supported by details of the disposal of surface water and foul sewage for the site. Comment from United Utilities states “The proposed drainage arrangements as set out in the Darwent Architecture letter of 5th January 2026 avoid any discharges to the adjacent reservoir bywash channel and are considered to be appropriate and sufficient to allow for the discharge of Condition 7.”

Condition 7 is therefore discharged.

Condition 8

8. *The development shall not take place until an appropriate bat licence has been obtained Confirmation of this shall be submitted to the Local Planning Authority and approved in writing. Upon receipt of a licence from Natural England / site registration, works shall proceed strictly in accordance with the approved mitigation, which shall be based on the proposed measures outlined in the Ecology Survey report (Dunelm Ecology, July 2024) and amended as necessary based on any correspondence with Natural England. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and followed thereafter. A copy of the results of any monitoring works shall be submitted to the Local Planning Authority and approved in writing.*

Comment from Darbyshire Wildlife Trust states “Confirmation has been provided that the site has been registered under a (low impact) bat mitigation class licence. This condition can therefore be discharged. All works must proceed in line with the requirements of the licence and the condition does require the results of any monitoring works to be submitted to the LPA, if monitoring surveys are specified in the licence.”

Condition 8 is therefore discharged.

Condition 9

9. *Prior to building works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to the first occupation of the development and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following: • Integrated / external bird boxes / swift bricks erected onto the main dwelling or garage or mature trees (avoiding southern elevations) • Integrated / external bat boxes erected onto the main dwelling or garage or mature trees (favouring southern elevations) A statement of good practice including photographs shall be submitted to the local planning authority and approved in writing, demonstrating that the enhancements have been selected and installed in accordance with the above.*

Comment from Darbyshire Wildlife Trust states, “We have reviewed the details in the Biodiversity Enhancement Plan document and the elevation drawings. Integral nesting

and roosting features are proposed, which are welcomed. The details provided are considered sufficient to partially discharge the condition. Full discharge can occur, once evidence of installation is submitted at a later stage, as per the condition wording."

Condition 9 is partially discharged

Condition 12

12. Prior to the commencement of development, a detailed Waste Management Plan (WMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall take place in accordance with the approved WMP. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

The application is supported by a Waste Management Plan of which sets out the full waste management strategy for demolition and construction, confirms that no waste will be burnt on site, and details the secure storage, handling, and removal of all waste materials in accordance with relevant legislation.

Condition 12 is therefore discharged.

Condition 14

14. 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, piling shall take place strictly within the hours of 09:00 and 16:00 Mondays to Fridays and in accordance with the approved assessment.

The application is supported by document R Plant Building and Maintenance, "Piling Assessment", dated 15 January 2026. Comment from the Environmental Health Agency states, "The assessment satisfies condition 14 of the approval HPK/2025/0145 and it is recommended that this may be discharged.

The agreed scheme of piling is the use of bottom-driven steel tube piles (mini-piles) installed via a pneumatic mole.

Condition 14 is therefore discharged.

Yours faithfully

19/03/2026

X *Jane Curley*

On behalf of High peak BC

Signed by: Jane Curley