

P24-1678_LOO4v1_PL_LDS_RL_CB

27 February 2026

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

Planning Portal ref: PP-14729303

Dear Sir/Madam,

Re: Discharge of Conditions 7 (Construction Management Plan), 10 (Hard and Soft Landscaping), 11 (Landscape Maintenance and Management Plan), 13 (Surface Water Drainage), 14 (Surface Water Run-off Management), 15 (Landscape and Ecological Management Plan) and 16 (Construction Environmental Management Plan) of planning permission HPK/2024/O467 on land west of Buxton Road, Dove Holes, Derbyshire.

I write following the grant of planning permission for the above referenced development and enclose details to address the above referenced conditions of planning permission HPK/2024/O467.

The planning application fee has been paid by the Planning Portal upon submission of the application under reference PP-14729303.

The following documents have been included as part of the submission:

- Application form, duly signed and completed;
- Covering letter;
- Construction Traffic Management Plan (Condition 7) – prepared by Local Transport Projects;
- Landscape Plan (Condition 10) – prepared by Axis;
- Drainage Technical Note – Discharge of Conditions (Conditions 13 and 14) – prepared by Haydn Evans;
- Landscape and Ecological Management and Maintenance Plan (Conditions 11 and 15) – prepared by Axis, with input from Ellendale Environmental;
- Construction Environmental Management Plan (Condition 16) – prepared by Ellendale Environmental.

Condition 7

Condition 7 states the following:

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Offices throughout the UK.

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"Prior to commencement of the development hereby permitted details of a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not be restricted to:

- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);*
- Advisory routes for construction traffic;*
- Any temporary access to the site;*
- Locations for loading/unloading and storage of plant, waste and construction materials;*
- Method of preventing mud and dust being carried onto the highway;*
- Arrangements to receive abnormal loads or unusually large vehicles;*
- Highway Condition survey;*
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

In accordance with Condition 7, a Construction Traffic Management Plan has been prepared by Local Transport Projects. The Applicant considers that the CTMP should discharge all requirements of the condition.

Condition 10

Condition 10 states:

"Notwithstanding the submitted details, no development including site clearance and levelling shall commence until such time that a detailed hard and soft landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out strictly in accordance with the approved details. The soft landscape proposals approved shall be implemented in the first growing season after construction has commenced and replacement of dead, diseased or dying stock should be undertaken in accordance with the Landscape Maintenance and Management plan to be approved under Condition 11.

Reason:- To protect the character and appearance of the area."

In accordance with Condition 10, a Hard and Soft Landscaping Plan has been prepared by Axis, and is considered to discharge all requirements of Condition 10.

Conditions 11 and 15

Condition 11 states:

“No development including site clearance and site stripping shall take place until such time that a Landscape Maintenance and Management Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority including measures for its operation for the life of the development. The LMMP shall include for the replacement of failed stock for the first 10 years after planting. The development shall be carried out strictly in accordance with the approved LMMP.

Reason: To reflect the importance of the soft landscape mitigation proposals for the local landscape character.”

Furthermore, Condition 15 states:

“Notwithstanding the submitted detail, no development including site stripping and site clearance shall commence until such time that a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the updated Biodiversity Net Gain Assessment CIC v1.5 and accompanying Metric (received 9th April 2025), the Preliminary Ecological Appraisal CIC v1.3 (dated 29th May 2025), the Reptile Survey and Assessment CIC v1.0 (dated 2nd October 2024), and the Reptile Mitigation Strategy CIC v1.0 (dated 7th April 2025). The LEMP shall, amongst other matters, demonstrate and/or provide:

- a) Precautionary method statements and mitigation strategies for protected species during construction (including updated Reptile mitigation strategy)*
- b) Details of the proposed habitat enhancement, creation and management*
- c) Details of habitat creation and species enhancements on site*
- d) Updated BNG calculation using latest Defra metric and UK Habs baseline and post intervention plans*
- e) Soil preparation details*
- f) Appropriate planting/ seeding specifications*
- g) Timescale for implementation*
- h) Long-term Habitat Management and Monitoring Plan (HMMP)*

The development shall be carried out and subsequently managed strictly in accordance with the approved LEMP.

Reason:- In the interests of biodiversity enhancement and to ensure a net gain in Biodiversity”

To address the requirements of Conditions 11 and 15, a Landscape and Ecological Maintenance and Management Plan has been prepared by Axis, with input from Ellendale Environmental, to discharge the requirements of both conditions.

Conditions 13 and 14

Condition 13 states:

"No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be in accordance with the principles outlined within:

- a. Haydn Evans. (2025). Flood Risk Assessment and Drainage Strategy. Revision 5*
- b. Magnitude Surveys. (2024). Geophysical Survey Report. MSSK1883.*
- c. And DEFRA's non-statutory technical standards for sustainable drainage systems (March 2015)*

The drainage strategy shall also include a detailed assessment to demonstrate that the proposed destination for surface water accords with the drainage hierarchy.

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

Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority, in advance of full planning consent being granted."

Additionally, Condition 14 states:

"Prior to commencement of the development, details indicating how additional surface water run-off from the site will be avoided during the construction phase shall be submitted to and approved in writing by the Local Planning Authority (LPA). The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development."

In accordance with Conditions 13 and 14, a Technical Note has been prepared by Haydn Evans which provides the information required to discharge the requirements of both conditions.

Condition 16

Condition 16 states:

"Notwithstanding the submitted details, no development including site clearance and site stripping shall take place until such time that a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out protection and mitigation measures for protected

species during construction and site establishment. The development shall subsequently be carried out strictly in accordance with the approved CEMP.

Reason:- In the interests of protected species."

In accordance with Condition 16, a Construction Environmental Management Plan has been prepared by Ellendale Environmental and is considered to discharge the requirements of the condition.

I trust that the above and submitted details are sufficient to register this application as valid. However, if you do have any questions, please don't hesitate to contact me.

Yours faithfully,



Rebecca Little

Senior Planner

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