



High Peak Borough Council
working for our community

Mr Matt Hurst
High Peak Architects Ltd
Wharf House
Wharf Road
Whaley Bridge
SK23 7AD

15/04/2026

Dear Mr Hurst

Re: DOC/2026/0008 – Discharge of Conditions 3, 4, 5, 6, 9, 11, 13, 15, 16, 17 & 19 in relation to HPK/2025/0253

I write in connection with the above application which seeks to discharge Conditions 3, 4, 5, 6, 9, 11, 13, 15, 16, 17 & 19 in relation to HPK/2025/0253.

Condition 3 states:

3. *Prior to the commencement of development above foundation level, a detailed schedule of facing materials and hard surfaces shall be submitted to and agreed in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.*

The application is supported by Plans and Elevations (Ref: 1910.PL.18B) which specify the houses to be constructed in the following materials:

Walls – Marshalls Cromwell Pitched Stone in weathered colour
Roofs – Wienerberger Rivius Antique Slate
Windows – Agate Grey UPVC framed double glazed windows
Doors – Aluminium framed b-fold doors, composite front doors
Roof Windows – Velux MK04 Integra GGL, roof windows
Cast stone heads and cills to all openings
Black plastic gutters, rainwater pipes and waste pipes

The above is considered to be in accordance with the Council's design principles, and respects the character and appearance of the site and its wider surroundings. As such, subject to the development being implemented in accordance with these approved details, I hereby confirm that Condition 3 relating to HPK/2025/0253 is discharged.

Condition 4 states:

4. *Prior to the commencement of development, a measured survey of the site shall be undertaken and a plan prepared to a scale of not less than 1:500 showing the details of existing and intended final ground and finished floor levels from a specified bench mark, which includes the proposed dwellings, the internal access and parking areas, and associated gardens. These details shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.*

The Application is supported by a Topographic Survey and a Proposed Landscaping Plan (Ref: **1910.PL20**) which shows the Finished Floor Level of the proposed dwellinghouse relevant to existing floor levels.



The proposed dwellinghouse and associated small front garden areas are shown to have a Finished Floor Level of 192.35 whilst the permeable driveway is shown to have a Finished Floor Level of 192.30, with rear gardens rising slightly beyond the patio to a maximum of 194.50, broadly consistent with the existing land levels.

As such, the details shown on the plan referenced above are acceptable, and therefore on the basis that the application is implemented in line with these approved details, I hereby confirm that Condition 4 relating to HPK/2025/0253 is hereby discharged.

Condition 5 states:

5. *Prior to the commencement of development above foundation level, a detailed scheme showing all boundary treatment, to include location, materials, height and colour shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.*

The application is supported by a Proposed Landscaping Plan (Ref: 1910.PL20 Rev A) that shows the boundary treatment separating the property from the existing detached dwelling 'Moor View'

The boundary treatment separating the site from its neighbour is a 1.8m timber fence finished in a Misty Heathland, Cuprinol Duckshack paint.

The details contained within this amended plan (1910.PL20 Rev A) are found to be acceptable and as such subject to the approved development being implemented in accordance with these details, Condition 5 relating to HPK/2025/0253 is hereby discharged.

Condition 6 states:

6. *Prior to commencement of development above foundation level, a detailed scheme of all hard and soft landscaping, including materials, species type and size and location shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.*

The Application is supported by a Proposed Landscaping Plan (Ref: 1910.PL20 Rev A) which shows the driveway to be finished in a permeable tarmac, with garden areas seeded with grass, and the paved patio surrounding the houses to be Bradstone Buff Peak Riven paving slabs (450mm x 450mm x 32mm).

This plan also shows a detailed and comprehensive landscaping and planting schedule.

Further to comments received from the Council's Tree Officer that confirm that these details are acceptable, I hereby confirm that subject to implementing the development in line with the approved plan referenced above, Condition 6 relating to HPK/2022/0032 is hereby discharged.

Condition 9 states:

9. *No development (including initial site clearance) shall commence on site in connection with development hereby approved until a suitable scheme (Arboricultural Method Statement) for the protection of existing trees and hedgerows has been submitted and its installation on site has been approved in writing by the Local Planning Authority.*

All protection measures must fully detail each phase of the development process taking into account demolition/site clearance works, all construction works and hard and soft landscaping works. Details shall include the following:

- *Full survey of all trees on site and those within influencing distance on adjacent sites in accordance with BS5837*, with tree works proposals. All trees must be plotted on a site plan**, clearly and accurately depicting trunk locations, root protection areas and canopy spreads.*

- A plan** detailing all trees and hedgerows planned for retention and removal.
- A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998.
- Access arrangements and car parking
- Level changes
- Landscaping proposals
- A Tree protection plan** in accordance with BS5837* detailing all methods of protection, including but not restricted to: locations of construction exclusion zones, root protection areas, fit for purpose fencing and ground protection, service routes, works access space, material/machinery/waste storage and permanent & temporary hard surfaces.
- Soil remediation plans, where unauthorised access has damaged root protection areas in the construction exclusion zones.

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

**Using the most recent revision the of the Standard*

*** Plans must be of a minimum scale of 1:200 (unless otherwise agreed by the Local Planning Authority)*

The Application is supported by the following documents:

- Arboricultural Method Statement
- Arboricultural Tree Constraints Plan (Ref: RTS-01112025-TCP004)
- Arboricultural Tree Protection Plan (Ref: RTS-01112025-006)

Further to comments received from the Council's Tree Officer that confirm that these details are acceptable, I hereby confirm that subject to implementing the development in line with the approved plan referenced above, Condition 9 relating to HPK/2022/0032 is hereby discharged.

Condition 11 states:

11. *No development shall take place, with the exception of site investigation and remediation works until conditions 11a to 11d have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 11d has been complied with in relation to that contamination.*
 - 11a. *An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority.*
 - 11b. *If the site risk assessment indicates that potential risks exist, development shall not commence until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared and is subject to the approval in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved remediation strategy.*
 - 11c. *Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.*
 - 11d. *If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall*

be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Further to discussions that have taken place between the applicant's environmental consultant and the Council's Environmental Health Officer it was identified that there were minor errors within the documents submitted with the application that required attention.

Subsequently Environmental Health have reviewed the following documents:

- Peak Environmental Solutions "Phase 1 Site Investigation" (Ref: 42445R1 Issued Rev B). dated March 2026
- Peak Environmental Solutions email dated 17th March 2026

Upon review, this consultee has recommended that all pre-commencement elements of the condition can be discharged.

Therefore subject to the development being carried out in strict accordance with these documents, and the compliance element (11d) being adhered to, I hereby confirm that Condition 11 relating to HPK/2025/0253 is discharged.

Condition 13 states:

13. *Prior to commencement of development, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation.*

The application is supported by the following documents:

- Surface Water Drainage Driveway Detail
- Surface Water Drainage Layout
- Surface Water Supplementary Information

In light of the Lead Local Flooding Authority having no comments to make, and United Utilities confirming that these details are acceptable (comments dated 11th March 2026) I can confirm that on the basis that the approved development is implemented in strict accordance with the details referenced above, Condition 13 relating to HPK/2025/0032 is hereby discharged.

Condition 15 states:

15. *No development shall commence until a Reasonable Avoidance Measures Statement (RAMS) has been submitted to and approved in writing by the Local Planning Authority. The RAMS shall detail a precautionary method of working during the site clearance, ground disturbance and other development activities which have the potential to harm, kill or trap species of amphibians, reptiles, mammals or breeding birds and prepared in accordance with B.S. 42020:2013 Biodiversity – Code of Practice for Planning and Development. The RAMS shall also confirm if and when an Ecological Clerk of Works (ECOW) is needed to be present on site, and timings for all species potentially present on site, including nesting birds. The works shall be carried out in accordance with the approved Statement.*

The application is supported by a Reasonable Avoidance Measures Statement (RAMS) prepared by Helen Hamilton Ecology (dated 10th February 2026) which has been reviewed by Derbyshire Wildlife Trust.

Further to receiving positive comments from this consultee that confirms that this document can be accepted, I can confirm that subject to strict accordance with the details contained within this document at all times during the construction phase of development including site clearance, Condition 15 relating to HPK/2025/0253 is hereby discharged.

Condition 16 states:

16. *Prior to the installation of any external lighting fixtures, a detailed Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard bats and other nocturnal wildlife. Lightspill to adjacent habitats and new roost features shall be avoided. The Strategy shall provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The Strategy shall refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures will be implemented in full prior to the installation of any external lighting and retained thereafter for the lifetime of the development.*

The application is supported by an External Lighting Strategy (February 2026) which has been reviewed by Derbyshire Wildlife Trust.

Further to receiving positive comments from this consultee that confirms that this document can be accepted, I can confirm that subject to strict accordance with the details contained within this document at all times during Condition 16 relating to HPK/2025/0253 is hereby discharged.

Condition 17 states:

17. *Prior to the commencement of any works above foundation level, a Biodiversity 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:*

- *2x integrated bat boxes, at eaves level and favouring south-facing elevations*
- *2x universal nest bricks, at eaves level and avoiding south-facing elevations*
- *Summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).*

In order to fully discharge this condition, photographs shall be submitted showing the above features in situ with their locations as agreed by the Local Planning Authority.

The application is supported by Plans and Elevations (Ref: 1910.PL.18B) which incorporates the required bat boxes and nest bricks that are requirements of the condition.

Further to receiving positive comments from this consultee that confirms that this document can be accepted, I can confirm that subject to strict accordance with the details contained on this plan, Condition 15 relating to HPK/2025/0253 is hereby discharged.

Condition 19 states the following:

19. *Prior to the commencement of any works above foundation level, a scheme for bin storage and waste collection for each property shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the approved scheme shall be installed prior to the first occupation of the development hereby approved and retained thereafter for the lifetime of the proposed development.*

The application is supported by a Proposed Landscaping Plan (Ref: 1910.PL20 Rev A) and a detailed Bin Storage Area Plan (Ref: 1910.PL21). Both plans have been reviewed by the Council's Waste Management Service Team (AES Waste) and found to be acceptable.

As such, subject to the application being implemented in accordance with these approved details I hereby confirm that Condition 19 relating to HPK/2025/0253 is discharged.

Closing Comments

In summary, this letter confirms that subject to accordance with all plans and documents referred to within the body of this letter, all pre-commencement conditions are now satisfactorily discharged.

The applicant is advised to ensure that any other conditions that have a pre-occupation trigger and all compliance conditions are adhered to at all times throughout the construction phase of the development.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'James Stannard', with a large, stylized loop at the end.

Mr James Stannard
Planning Officer
High Peak Borough Council
Email: james.stannard@highpeak.gov.uk
Tel: 01298 28400