

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

22 April 2026
EP ref: 23-508

Dear Sir or Madam

Re: Planning Portal reference: PP-14878279
Land at Burlow Road & Heathfield Nook Road, Harpur Hill, Buxton

We are instructed by BDW Trading Ltd to discharge conditions 13 and 14 of planning permission HPK/2023/0488 for "Proposed 10 dwellings".

The application comprises the following:

- Application form;
- Swept Path Analysis (473/ED/78 Rev. C02); and
- Construction and Environmental Management Plan, prepared by Barratt Homes.

Condition 13 states:

"The development hereby approved shall not be occupied until visibility splays for each vehicular access are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 25 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level."

The application is accompanied by a Swept Path Analysis plan which details the visibility splays for each vehicular access.

Condition 14 states:

“Prior to the commencement of the development hereby permitted, details of a construction management plan 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 shall include the following details:

- 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 the loading/unloading and storage of plant, waste and construction materials and parking of site operatives;
- Method of preventing mud and dust being carried onto the highway;
- Arrangements for turning vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.”

The application is accompanied by a Construction and Environmental Management Plan which provides all of the above requested details.

The planning application fee of £309.00 has been paid via the Planning Portal.

We trust that the above meets your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of the same.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning


John Coxon BSc (Hons), MRTPI
Director