

[REDACTED]

From: Ian Read [REDACTED]
Sent: 01 May 2026 16:03
To: Planning Comments (HPBC)
Subject: Application Reference No:-HPK/2025/0462. Site Address: Gas Works Site Horwich
End New Road Whaley Bridge Derbyshire SK23 7JZ

[REDACTED]

I write to formally object to the above planning application on the following grounds:

Firstly, as the owner of 3 Shallcross Mill Road Whaley Bridge, I was not consulted in relation to this application. Given the potential impact on the surrounding area, this lack of consultation is concerning.

The Design & Access Statement dated March 2024 and submitted on 24th November 2025 by High Peak Architects Ltd states that access to the site will be taken via New Road, which is currently unadopted. The statement also describes the site as being in an accessible and sustainable location.

However, the application fails to properly address the current condition of New Road, which is in a deteriorated state and not suitable for the level or type of traffic associated with a development of this nature. In particular, no adequate consideration has been given to how the site will be accessed during the construction phase, especially by large heavy goods vehicles.

The only alternative access route is via Shallcross Mill Road, which is a private residential estate. This road is not designed to accommodate construction traffic or significant increases in vehicle movements. It is presently occupied by families, including young children and is used as a route to school.

The estate has historically been a quiet residential area with limited traffic. The applicant has previously used Shallcross Mill Road to transport temporary storage containers, resulting in increased traffic and potential risk to residents. This raises serious concerns that, notwithstanding the stated intention to use New Road, construction and associated traffic will in practice be routed through the residential estate.

Further to the forgoing, it is understood that at present the responsibility for Shallcross Mill Road access via footpath and road being in part with the Council and the Leaseholder, with Liabilities being possibly passed onto the Lessees under the present lease agreement. Therefore we propose that any such liabilities regarding the Lessee is totally negated and any immediate and further costs and responsibilities, with respect to the use of access via Shallcross Mill Road, shall be the responsibility of other parties.

If New Road were suitable for access, it is reasonable to expect that it would have been used previously by the applicant. The fact that it was not further highlights the inadequacy of the proposed access arrangements.

For these reasons, I strongly object to the application in its current form. The proposed access arrangements are not appropriate, have not been sufficiently assessed, and would have a detrimental impact on the safety and character of the surrounding residential area.

I respectfully request that these concerns are fully considered and that the application is refused or amended to provide a suitable and properly assessed access solution.

Yours sincerely

Ian and Jean Read

