

P24-1678_LOO5v1_PL_LDS_RL_MS

2 July 2026

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

Planning Portal ref: PP-15055223

Dear Sir/Madam,

Re: Discharge of Conditions 3 (Materials), 9 (Archaeology) and 17 (Network Rail – Risk Assessment and Method Statement) of planning permission HPK/2024/0467 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/2024/0467.

The planning application fee has been paid by the Planning Portal upon submission of the application under reference PP-15055223.

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

- Application form, duly signed and completed;
- Drawing pack, noting materials in each plan (Condition 3) – prepared by Grenergy:
 - Access Track – 28-05-2026;
 - Acoustic Barrier – 28-05-2026;
 - Auxiliary Transformer – 28-05-2026;
 - Battery Unit – 28-05-2026;
 - BESS Power Station – 28-05-2026
 - CCTV + Lighting – 28-05-2026
 - DNO Building – 28-05-2026
 - Monitoring Room – 28-05-2026
 - Palisade Fence – 28-05-2026
 - Switchgear Building – 28-05-2026.
- Archaeological Evaluation – prepared by CFA Archaeology;
- Construction Management Plan – prepared by Pegasus Group;
- Signed Basic Asset Protection Agreement with Network Rail;
- Risk Assessment and Method Statement for Network Rail – prepared by Grenergy.

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Condition 3

Condition 3 requires the following:

“Notwithstanding the submitted details, no development shall take place until such time that full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- *Acoustic, palisade and paladin fencing, including location, colour finish and materials. Unless demonstrated as being unfeasible, details shall include a green living wall to the acoustic fencing.*
- *Hard surfacing, including materials and colour finish*
- *Facing materials of all ancillary structures, including finished colour*

The development shall be carried out strictly in accordance with the approved details. For the avoidance of doubt, all acoustic fencing shall be erected prior to first operation of the site.

Reason:- To protect the character and appearance of the area, residential amenity, flood risk and biodiversity”

The Applicant has prepared a drawing pack relating (related to the Approved Plans noted in Condition 2) which note the materials proposed for each Approved Plan. In relation to the condition stipulating that a green living wall should be featured on the Acoustic Fence, the Landscape submissions contained in discharge of condition ref: DOC/2026/0023 have not included a green wall as due to fire safety regulations, a standoff buffer is required between planting and the BESS itself. Therefore, a green living wall would be unfeasible in this particular case due to the proximity of the Acoustic Fence to the battery units.

Condition 9

Condition 9 states the following:

“a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority. The scheme shall include an assessment of significance and research questions; and

1. *The programme and methodology of site investigation and recording;*
2. *The programme for post investigation assessment;*
3. *Provision to be made for analysis of the site investigation and recording;*
4. *Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
5. *Provision to be made for archive deposition of the analysis and records of the site investigation;*

6. *Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation;*
7. *A Conservation and Management Plan in relation to the Roman road within the site, detailing the measures to be taken during the construction and operational phases of the development to secure the preservation in situ and ongoing conservation of this heritage asset.*

b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (9a).

c) The development shall not be brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (9a) and the provision to be made for publication and dissemination of results and archive deposition has been secured.

Reason: To protect archaeological interests."

The Applicant has undertaken a suite of archaeological works on the site to address points a, b and c of the condition.

The submitted Archaeological Evaluation prepared by CFA Archaeology contains the Written Scheme of Investigation which was agreed formally with the County Archaeologist ahead of the archaeological work being undertaken. Following the results of the archaeological works, Pegasus Group have prepared a Construction Management Plan to satisfy the requirements of Condition 9 (a).

The Archaeological Evaluation prepared by CFA Archaeology also provides details on the submission of the results for inclusion in OASIS.

The Applicant therefore considers that sufficient information has been provided to discharge all requirements of Condition 9.

Condition 17

Condition 17 states the following:

"In the event that vibro-impact works are necessary during construction then, prior to the commencement of such activities, a risk assessment and method statement shall first be submitted to, and approved in writing by the Local Planning Authority (in consultation with Network Rail). The development shall only be carried out in accordance with the details approved."

The Applicant has agreed a Risk Assessment and Method Statement with Network Rail. Furthermore, the Applicant has provided a signed, redacted version of the Basic Asset Protection Agreement (BAPA) which was agreed with Network Rail to ensure their assets are protected during construction and operation of the scheme. It is considered that the provision of the Risk



Assessment, Method Statement and signed BAPA is sufficient to discharge Condition 17 of the planning permission.

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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