



High Peak Borough Council

working for our community

14/07/2026

Ref: DOC/2022/0066

Mr Andrew Smith
AJS Architecture
32 , Buxton,
Derbyshire,
SK17 6WF

Dear Mr Smith

DOC/2020/0016 - Application to Discharge of conditions 3, 4, 5, 7, 8, 9, 10, 11, 12 and 13 in relation to application HPK/2021/0214 at Fairfield Builders Supplies, Bench Road, Fairfield, Buxton, Derbyshire, SK17 7PJ

Thank you for the information submitted in support of the above application.

Having reviewed the submitted details, I can confirm the following:

Condition 3 (Material Samples)

The submitted details include photographic samples shown on drawing titled 'SAMPLES 01', dated 2022. The details are considered satisfactory and **the condition is therefore discharged.**

Condition 4 (Plant and Material Storage)

The submitted Plant and Material Storage Plan, titled 'Storage Plan 1', dated 2022, demonstrates suitable areas for the storage of plant, machinery and materials during the construction phase. The details are considered satisfactory and **the condition is therefore discharged.**

Condition 5 (Visibility Splays)

The submitted Visibility Splay Plan, titled 'Visibility 1', dated 2022, demonstrates that the required visibility splays can be achieved and maintained in accordance with the approved details. The information is considered satisfactory and **the condition is therefore discharged.**

Condition 7 (Boundary Treatment)

The submitted Boundary Treatment Plan, titled 'Boundary 1', dated 2022, provides details of the proposed boundary enclosures, including the type, height and location of fencing and walls. The details are considered satisfactory and **the condition is therefore discharged.**

Condition 8 (Refuse Storage)

The submitted Refuse Storage details are shown on drawing titled 'Levels 01', dated 2022, which demonstrates that suitable refuse and recycling storage facilities will be provided within the site. The details are considered satisfactory and **the condition is therefore discharged.**

Condition 9 (Site Risk Assessment)

The submitted Site Risk Assessment set out in documents titled "Fairfield Builders, Bench Rd, Buxton. Phase 1 Investigation Report" (ref: 617-R-01), dated August 2022 and "Remediation Verification Report for Former Fairfield Builders (617-R-01)", dated October 2023, has been reviewed and is considered to adequately identify the potential risks associated with the development site and the measures required to mitigate those risks. The details are considered satisfactory and **the condition is therefore discharged.**

Condition 10 (Acoustic Survey)

The submitted Acoustic Survey, titled "Environmental Noise Assessment" (ref: NM2004222NR)", dated 8 June 2022 assesses the potential impact of noise on the proposed development and identifies appropriate mitigation measures to achieve acceptable internal and external noise levels. The details are considered satisfactory and **the condition is therefore discharged.**

Condition 11 (Asbestos Survey)

The submitted Asbestos Survey, titled 'Asbestos Demolition Survey Report' (ref: FAIRFIEL), dated 12 April 2022, identifies the presence of asbestos-containing materials and sets out appropriate measures for their safe removal and disposal. The details are considered satisfactory and **the condition is therefore discharged.**

Condition 12 (Demolition Method Statement)

The submitted Demolition Method Statement, titled 'Demolition of existing showroom', dated June 2022, read alongside the submitted Site Risk Assessment and Asbestos Survey, provides sufficient details of the proposed demolition methodology and associated mitigation measures. Notwithstanding the details provided in the Demolition Method Statement, there shall be no working on a Sunday and Bank Holiday, as per the wording go of this condition. The details are considered satisfactory and **the condition is therefore discharged.**

Condition 13 (Finished Floor and Ground Levels)

The submitted Finished Floor and Ground Levels Plan, titled 'Levels 01', dated 2022, demonstrates the proposed levels in relation to the existing site and surrounding land. The details are considered satisfactory and **the condition is therefore discharged.**

Yours faithfully

X *J. Colley*

Signed by: Jane Colley Signature
Principal Planning Officer