



High Peak Borough Council

working for our community

22/07/2026

My ref: JC/DOC/2026/0031

Your ref:

Mr John Coxon
Emery Planning
1-4 South Park Business Court
Hobson Street
Macclesfield
United Kingdom
SK11 8BS

Dear Mr Coxon,

**DOC/2026/0031 - Discharge of Conditions 15, 18 and 19 in relation to
HPK/2023/0488 at Land At Burlow Road And Heathfield Nook Road Burlow
Road, Harpur Hill Buxton**

I refer to the above discharge of condition application. Having reviewed the submitted information, I would comment as follows:

Condition 15 (Himalayan Balsam check) - I can confirm that the details provided in the letter dated 24/11/2025 by Japanese Knotweed Solutions are acceptable, and that site clearance team have been briefed on the plant's appearance. Should any be found, as detailed in the letter, Japanese Knotweed Solutions will be contacted to address this matter. This condition is therefore agreed.

Condition 18 (Species enhancement Plan) – I can confirm that the revised details shown on plan ref 11194/P11c by Tyler Grange received on the 23rd June 2026 are acceptable. This condition is therefore agreed and the approved details shall be installed in full.

Condition 19 (Lighting strategy) – I can confirm that the details provided on plan ref 473/ED/17 Rev 33 and the Street Lighting and Electrical Design pack ref SLD18/D1375 are acceptable. This condition is therefore agreed.

Yours faithfully

22/07/2026

X 

Signed by: Jane Colley Signature

Jane Colley
Principal Planning Officer

When calling please telephone 01298 28400 ext 4981
Email: Jane.Colley@highpeak.gov.uk