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High Peak Borough Council

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103a High Street
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Application no: HPK/2026/0060

Determined on: 05/08/2026

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

RELIANCE GARAGE GLOSSOP LTD Turnlee Road Simmondley Glossop Derbyshire SK13
6PW

Description of Development:

Application for the variation of conditions 2 and 21 in relation to HPK/2024/0333 - The finished floor levels on the proposed site layout plan have been amended to meet the requirement that they be set no lower than the increased 600mm freeboard allowance above Ordnance Datum (AOD)

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiry of three years from the date of planning permission reference HPK/2024/0333 (24/07/2025).
Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Planning Statement (Ref. CT1179), Heritage Statement (Ref. CT1179 Received 02/03/2026), Arboricultural Impact Assessment and Method Statement (Revised November 2024), Tree Protection Plan (Received 02/12/2024), Existing Site Plan (drawing no. 1001), Existing Elevations (drawing no.1002), Existing Site Sections (drawing no. 1003), Topographical Survey (Drawing no.1000), Site Investigation Location Plan (drawing no.LKC21 1086 Rev B), Proposed Site Plan (drawing no. 1104 Rev C), Proposed Site Sections (Drawing no. 1105 Rev F), Proposed Floor Plans House Type A - Plot 1





(Drawing no. 1006 Rev D), Proposed Elevations House Type A - Plot 1 (Drawing no. 1007 Rev D), Proposed Elevations House Type A - Plot 2 and 8 (Drawing no. 1009 Rev E), Proposed Floor Plans House Type A - Plot 3 (Drawing no. 1010 Rev D), Proposed Floor Plans House Type A - Plot 9 (Drawing no. 1012 Rev D), Proposed Elevations House Type A - Plot 3 (Drawing no. 1011 Rev E), Proposed Floor Plans House Type A - Plots 2 and 8 (Drawing no. 1008 Rev D), Proposed Elevations House Type A - Plot 9 (Drawing no. 1013 Rev D), Proposed Floor Plans House Type B - Plots 4,6 (Drawing no. 1014 Rev G), Proposed Elevations House Type B - Plots 4,6 (Drawing no. 1015 Rev G), Proposed Floor Plans House Type B - Plots 5,7 (Drawing no. 1016 Rev G), Proposed Elevations House Type B - Plots 5,7 (Drawing no. 1017 Rev G), Proposed Site Elevations (Drawing no. 1022 Rev F), Proposed Curtilage Plan (Drawing no. 1030 Rev A), Flood risk Assessment and Drainage Strategy (Ref no. 16-2243 T001 Issue 4).

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), or any Order revoking or reenacting or amending that Order with or without modification, no development within Schedule 2 Part 1, Classes A-F shall take place on the dwelling house(s) hereby permitted or within their curtilages.

Reason:- In the interests of the residential and visual amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements, in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. The proposed materials shall be carried out in accordance with the details within the Planning Statement (Ref. CT1179 Received 02/03/2026) approved under DOC/2026/0007. The development shall be carried out in complete accordance with the approved materials.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework

5. The proposed hard and soft landscaping details shall be carried out in complete accordance with the submitted Landscape Proposals Plan (Drawing no. 7303.03 Rev D) approved under DOC/2026/0007.

Reason:- To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies S1 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin





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and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:- To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies S1 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

7. No development shall take place until the Tree Protection measures have been implemented in accordance with the Tree Protection Plan (Drawing no. 7303/02 Rev B) and shall be retained thereafter during the construction works.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of the local environment, air quality and adapting to and mitigating climate change in accordance with policies EQ1, EQ2, EQ5 and EQ9 of the Local Plan.

8. The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing 23-027-1104 Rev C.

Reason: To ensure conformity with submitted details.

9. The proposed development shall be carried out in complete accordance with Site Plan Proposed (Drawing no. 23-027 1104 Rev C) approved under DOC/2026/0007. with regards to cycle parking. The cycle storage area shall be maintained for this purpose thereafter

Reason: To promote sustainable travel and healthy communities.

10. The proposed development shall be carried out in full accordance with the details and measures outlined in the submitted Existing Site Plan (Drawing no.23-027 1001) and the construction management plan dated 14/05/2025 approved under DOC/2026/0007. The approved plan shall be adhered to throughout the demolition/construction period.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

11. The development hereby approved shall not be occupied until visibility splays 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 43 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.

Reason: In the interests of highway safety.

12. The vehicular access hereby permitted shall not be brought into use until the existing vehicular accesses to the site (other than that intended to serve the development) have been permanently closed in accordance with details to be submitted to and agreed in writing





beforehand by the Local Planning Authority.
Reason: In the interests of highway safety.

13. Prior to the first occupation of the first dwelling, details of the proposed arrangements for the future management and maintenance of the proposed streets within the development, including details of the management company, shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980.

Reason:- In the interests of highway safety and future residents , in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy

14. The details and measures of secure refuse storage shall be implemented in accordance with Site Plan Proposed (Drawing no. 23-027 1104 Rev C) which identifies the locations for the storage of refuse bins, collection points and that all bins are to be stored within the boundaries of each plot. The approved refuse storage shall thereafter be retained in accordance with the approved details.

Reason:- In order to ensure that suitable refuse collection is achieved for the future occupants of the dwellings, in accordance with Policy EQ6 of the High Peak Saved Local Plan Policies 2008.

15. A suitable scheme of proposed tree planting and pits shall be submitted to and approved in writing by the Local Planning Authority prior to the development first being first occupied:

The scheme shall provide:

☐ Full planting specification - tree size, species, the numbers of trees and any changes from the original application proposals.

☐ Locations of all proposed species.

☐ Comprehensive details of ground/tree pit preparation to include:

o Plans detailing adequate soil volume provision to allow the tree to grow to maturity

o Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future

o Staking/tying method(s).

o Five year post planting maintenance and inspection schedule.

All tree planting must be carried out in full accordance with the approved scheme in the nearest planting season (1st October to 28th February inclusive). The quality of all approved tree planting should be carried out to the levels detailed in British Standard 8545, Trees: from nursery to independence in the landscape - Recommendations.

Any trees which die, are removed, uprooted, significantly damaged, become diseased or malformed within five years from the completion of planting, must be replaced during the nearest planting season (1st October to 31st March inclusive) with a tree/s of the same size, species and quality as previously approved.

Reason: To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of the local environment, air quality and adapting to and mitigating climate change in accordance with policies EQ1, EQ2, EQ5 and EQ9 of the Local Plan.



16. The proposed development shall be carried out in full accordance with the details, measures and remediation strategy identified within the submitted Updated Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy (no. LKC 21 1086 Dated October 2022) approved under DOC/2026/0007.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. A verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority, prior to the first occupation of the development hereby approved.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks in accordance with Policies EQ6 and EQ10 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

17. No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority.

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks in accordance with Policies EQ6 and EQ10 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

18. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

Reason:- To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected in accordance with Policy EQ6 of the High Peak Local Plan 2016 and paragraph(s) 17 and 123 of the National Planning Policy Framework.



19. The proposed piling shall be carried out in full accordance with the details submitted within the approved scheme 118 Foundations Ltd, "Piling Options Assessment", dated 4 October 2025 approved under DOC/2026/0007. No piling shall take place outside the hours 09:00 hours to 16:00 hours Mondays to Fridays.

Reason:- To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected in accordance with Policy EQ6 of the High Peak Local Plan 2016 and paragraph(s) 17 and 123 of the National Planning Policy Framework.

20. All construction works and deliveries shall take place between the following times:

08:00 - 18:00 hours (Monday to Friday);

08:30 - 14:00 hours (Saturday)

No working is permitted on Sundays or Bank Holidays.

Reason:- To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected in accordance with Policy EQ6 of the High Peak Local Plan 2016 and paragraph(s) 17 and 123 of the National Planning Policy Framework.

21. The development hereby permitted must be implemented in accordance with 4.1.6 of the Flood Risk Assessment and drawing reference 16-2243 003- P2 to ensure that finished floor levels shall be set no lower than the increased 600mm freeboard allowance based on Ordnance Datum (AOD).

Reason: To reduce the risk of flooding to the proposed development and future users.

22. No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under DOC/2026/0007.

The development shall not be occupied 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 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Works should be undertaken by a suitably experienced archaeological organisation with suitably and demonstrably experienced archaeologists undertaking the work on the ground.

Reason:- To enable the recording of any matters of archaeological/built heritage interest as the site is in an area of heritage significance or an area of archaeological potential, in accordance with the provisions of Policy EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

23. The proposed development and details of surface and foul water drainage shall be carried out in complete accordance with the following details approved under DOC/2026/0007:

:

- Longitudinal Sections (Drawing no. 16-2243-004 Rev P1)
- ACCESS CONTOURS (Drawing no. 16-2243-005 Rev P1)
- Causeway Reliance Garage Model – October 2025 Storm Network (Dated 03/10/2025)



- Flood Risk Assessment data (Ref. H4WKUPPYTVW4)
- Simple Index – Access road (Received 02/03/2026)
- Simple Index – Residential Roofing (Received 02/03/2026)
- Flood Risk Assessment and Drainage Strategy (16-2243 T001 Issue 4)
- PROPOSED DRAINAGE ARRANGEMENT SHEET 1 of 2 (Drawing no. 16-2243-001 Rev P5)
- PROPOSED DRAINAGE ARRANGEMENT SHEET 2 of 2 (Drawing no. 16-2243-001 Rev P5)

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

24. The management and maintenance of the sustainable drainage shall be carried out in complete accordance with the following details approved under DOC/2026/0007:

- Longitudinal Sections (Drawing no. 16-2243-004 Rev P1)
- ACCESS CONTOURS (Drawing no. 16-2243-005 Rev P1)
- Causeway Reliance Garage Model – October 2025 Storm Network (Dated 03/10/2025)
- Flood Risk Assessment data (Ref. H4WKUPPYTVW4)
- Simple Index – Access road (Received 02/03/2026)
- Simple Index – Residential Roofing (Received 02/03/2026)
- Flood Risk Assessment and Drainage Strategy (16-2243 T001 Issue 4)
- PROPOSED DRAINAGE ARRANGEMENT SHEET 1 of 2 (Drawing no. 16-2243-001 Rev P5)
- PROPOSED DRAINAGE ARRANGEMENT SHEET 2 of 2 (Drawing no. 16-2243-001 Rev P5)

The development shall subsequently be completed, maintained and managed in accordance with the approved plans and Section 9.1.2 of the Flood Risk Assessment which states that all maintenance necessary will be undertaken and managed by the developer.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

25. The proposed works shall be carried out in full accordance with the details, requirements and recommendations set out in the approved CEMP: Biodiversity (Ref. P2619) approved under DOC/2026/0007. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason:- To protect the natural environment.

26. Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted



to and approved in writing by the LPA to safeguard the Brook corridor from lightspill and safeguard bats and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023). Such approved measures will be implemented in full.
Reason:- To mitigate against the loss of existing biodiversity and nature habitats, in accordance with Policy EQ5 of the High Peak Local Plan 2016 and paragraph 17 and Section 11 of the National Planning Policy Framework

27. Prior to building works commencing above foundation level, a Species Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- universal nest boxes at ratio of 1:1, in line with British Standard 42021:2022.
- integrated bat boxes in 5No. of dwellings.
- bee bricks in 4No. dwellings.
- fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs in all gardens.

Reason: To mitigate against the loss of existing biodiversity and nature habitats, in accordance with Policy EQ5 of the High Peak Local Plan 2016 and paragraph 17 and Section 11 of the National Planning Policy Framework.

A statement of good practice including photographs should be submitted to the local planning authority prior to the discharge of this condition, demonstrating that the enhancements have been selected and installed in accordance with the above.

28. The proposed development shall be carried out in accordance with the submitted Biodiversity Gain Plan (Ref no. N/A Received 02/03/2026) approved under DOC/2026/0007. Development shall be carried out and subsequently maintained in accordance with the approved plan.

Reason:- To comply with paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990

29. The development shall be carried out in full accordance with the submitted HMMP (Elton Ecology, December 2025) approved under DOC/2026/0007. The development shall subsequently proceed in accordance with the agreed HMMP and implementation timescale

Reason:- To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy NE 2.

Informative

In accordance with paragraph 39 of the NPPF the Case Officer has sought solutions where possible to secure a development that improves the economic, social and environmental conditions of the area.





Contaminated Land

Advisory Note/ Informative:

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

1. A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

2. Any approved noise scheme and measurements should pay due regard to the Professional Guidance on Planning and Noise (ProPG), British Standard BS8233: Sound insulation and noise reduction for buildings (Code of Practice), BS4142:2014 + A1: 2019 Methods for rating and assessing industrial or commercial sound and/or the Building Regulations 2010 Document E or other appropriate guidance

3. During any demolition and construction activities (including landscaping) the contractor shall take all reasonable steps to prevent dust formation and prevent any dust formed from leaving the site boundary.

4. If required, Contamination risk assessments shall be carried out in accordance with UK policy the Land contamination risk management framework (LCRM), published by the Environment Agency
<https://www.gov.uk/government/publications/landcontaminationrisk-management-lcrm>

5. Submission of reports should also be made to the Environment Agency for comment with regard to their remit to protect ground and surface waters from pollution and their obligations relating to contaminated land. The Local Planning Authority will determine the acceptability of reports on the basis of the information made available to it. Please be aware that should a risk of harm from contamination remain post development, where the applicant had prior knowledge of the contamination, the applicant is likely to be liable under Part II (a) of the Environmental Protection Act 1990 and as such become an "appropriate person". In this event the applicant will be lawfully responsible to remove the risk posed by the contamination. Equally if during any site works a pathway for any contaminant on site is created and humans, waters, property or ecological systems are exposed to this, the applicant or those acting on behalf of the applicant will be liable under part II (a) of the Environmental Protection Act 1990 if the risks are not adequately addressed during the site redevelopment.

6. During investigation and remediation works the applicant and those acting on behalf of the applicant must ensure that site workers, public property and the environment are protected against noise, dust, odour and fumes. The applicant is advised that should there be a requirement as part of the Remediation Strategy to treat, reuse or remove contaminated material on the site, the Environment Agency must be consulted, as these activities may need to be licensed or permitted. Contaminated materials identified for removal off site must be disposed of in an appropriately licensed landfill site.





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7. High Peak Borough Council is keen to liaise with all stakeholders involved in this application. As such, we recommend that a proposed scope of works is forwarded to the Environmental Protection Department and agreed in principle prior to site investigation works being undertaken. The Environmental Protection Department is also prepared to review draft copies of reports prior to final submission to the Planning Department in order to ensure that works undertaken are sufficient to discharge the contaminated land conditions.

8. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental> - permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

9. The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the County Council, which would specify the works and the terms and conditions under which they are to be carried out. Contact the Highway Authority's Implementation team at development.implementation@derbyshire.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the Council's costs in undertaking the following actions: Drafting the Agreement A Monitoring Fee Approving the highway details Inspecting the highway works Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured, and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.

10. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

11. It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to "respecting the community" this says: Constructors should give utmost consideration to their impact on neighbours and the public a. Informing, respecting and showing courtesy to those affected by the work; b. Minimising the impact of deliveries, parking and work on the public highway; c. Contributing to and supporting the local community and economy;





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and d. Working to create a positive and enduring impression, and promoting the Code. The CMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.

12. The development hereby approved, and any associated highway works required, is likely to impact on the operation of the highway network during its construction (and any demolition required). You are advised to contact the Highway Authorities Network Management Team at www.derbyshire.gov.uk/transportroads/roadtraffic/roadworks/roadworks.a.spx before undertaking any work, to discuss any temporary traffic management measures required, such as footway, Public Right of Way, carriageway closures or temporary parking restrictions a minimum of eight weeks prior to any activity on site to enable Temporary Traffic Regulation Orders to be prepared and a programme of Temporary Traffic Management measures to be agreed.

13. All new streets must be tree lined as required in the National Planning Policy Framework. All proposed street trees must be suitable for transport corridors as defined by Trees and Design Action Group (TDAG). Details should be provided of what management systems are to be included, this includes root protections, watering and ongoing management. Street trees are likely to be subject to a commuted sum.

14. The applicant will need to submit an application under Section 257 of the Town and Country Planning Act 1990 in order to formalise the diversion of the Public Right of Way (PRoW)

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: [0333 880 2000](tel:03338802000).
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and



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you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

