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High Peak Borough Council

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Rob Watson
C/O AGENT

Application no: HPK/2025/0461

Determined on: 10/08/2026

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:
Eastern Mill Milltown Glossop Derbyshire

Description of Development:
Application for the Variation of Condition 37 of planning application HPK/2022/0317 for residential development at Milltown, Glossop

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):

General

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

- 0382-WSA-ZZ-ZZ-DR-A-1001-S4-P02 - Location Plan
- 0382-WSA-ZZ-ZZ-DR-A-1501-S4-P05 - Proposed Site Layout
- 0382-WSA-V1-ZZ-DR-A-1601-S4-P03 - Proposed Easton House
- 0382-WSA-V2-ZZ-DR-A-1601-S4-P04 - Proposed Coach House
- 0382-WSA-V3-ZZ-DR-A-1601-S4-P03 - Proposed Apartment Block 2
- 0382-WSA-V4-ZZ-DR-A-1601-S4-P04 - Proposed Apartment Block 1, Level 00, 01, 02
- 0382-WSA-V4-ZZ-DR-A-1602-S4-P05 - Proposed Apartment Block 1, Level 03, Roof





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- 0382-WSA-V4-ZZ-DR-A-1603-S4-P05 - Proposed Elevations Apartment Block 1
- 0382-WSA-V5-ZZ-DR-A-1601-S4-P03 - Block Type 1
- 0382-WSA-V6-ZZ-DR-A-1601-S4-P03 - Block Type 2
- 0382-WSA-V7-ZZ-DR-A-1601-S4-P03 - Block Type 3
- ELL-21023-WH-L-3001 (-) Proposed Mill Pond Area
- SCP_220316_ATR01 Rev D - Swept paths - upper site
- SCP_220316_ATR02 Rev D - Swept paths - lower site
- SCP_220316_ATR05 Rev C - 11.6m Long Refuse Vehicle - Passing Cars

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

2. The development hereby permitted shall be begun before the expiration of three years from the date of the permission referenced HPK/2022/0317.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The facing materials to be used in the development shall be in full accordance with the 'HPK/2022/0317: Eastern Mill, Milltown, Glossop Condition 03: Materials Schedule (REV C)' document approved under DOC/2023/0077. The details shall make provision for the use of stone reclaimed from the buildings to be demolished in the flood defence wall near Milltown and matching artificial stone to be used elsewhere within the site. Development shall take place in accordance with the approved details.

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.

4. The following elements shall be completed in full accordance with the following documents approved under DOC/2024/0105:

- All new doors and windows - details submitted under the 'HPK/2022/0317: Eastern Mill, Milltown, Glossop Condition 03: Materials Schedule (REV C)' document by Watson Homes.

- Rainwater goods for all buildings - apartment blocks 1 and 2 shall have Aluminium gutter and downpipe system (Black) and the row of terraces shall have Polypipe uPVC (Black) rainwater goods.

- Glazed doors manifestations - details submitted under the 'HPK/2022/0317: Eastern Mill, Milltown, Glossop Condition 03: Materials Schedule (REV C)' document by Watson Homes.

- External lighting features in public areas - Philips Luma Gen2 Micro lampposts shall be used and Gemma Lighting WBD10-AW-04GH-950 180° bollards shall be used.

- Entrance ramp into Easton House - details submitted under the Apartment Block 1





drawings in the 'Milltown, Glossop Proposed Materiality' document by Watson Homes and Walker Simpson architects dated August 2024.

- Flood wall adjacent to Milltown - submitted under the drawing reference 0031-01B.

Development shall take place in complete accordance with the approved details.

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. All boundary treatments shall be completed in full accordance with the drawing reference MAN.1828.002.ENZ.ZZ.00.DR.L.25.101 C02 approved under DOC/2024/0048. The development shall be implemented in strict accordance with the approved details.

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.

6. Landscaping of the site shall be completed in full accordance with the Soft Landscape Plans 1 and 2 (Rev. C02), the Tree Planting Strategy Plan (Rev. PL06), Millpond General Arrangement Plan (Rev. C02) and Brook Buffer Zone Enhancement Plan 1 and 2 (Rev. PL02) approved under DOC/2024/0048. The development shall be implemented in strict accordance with the approved details.

Reason: To ensure the appropriate landscaping of the development.

7. The approved landscaping and walkway details for each phase of the development shall be implemented in full no later than the end of the first planting season following first occupation of any dwelling within that phase. The approved works shall thereafter be retained and maintained for the lifetime of the development.

Reason:- To ensure the appropriate landscaping of the development.

8. Prior to first occupation of dwellings within each phase of the development, finalised details of bin storage and collection arrangements for that phase shall be submitted to and approved in writing by the Local Planning Authority. All facilities shall be implemented prior to first occupation of the dwellings they serve and retained thereafter for the lifetime of the development.

Reason:- To ensure that the external appearance of each phase of the development is appropriate to its surroundings, in accordance with Policy EQ6 of the High Peak Local Plan (2016) and NPPF.

Flood Risk and Drainage

9. The development shall be carried out in full accordance with the submitted Flood Risk



Assessment (ref: ELLUC-RH-21023-FRA-F4, dated 06/07/22, author I. Casling) and the mitigation measures it identifies, applied to each phase of the development, including:

- Finished floor levels set no lower than those shown on drawing ELL-21023- WH-L-1002 (Appendix F);
- Compensatory storage as shown on drawing ELL-21023-WH-L-1002 (Appendix F);
- Implementation of the proposed flood wall bordering Milltown (Appendix F) prior to first occupation of dwellings within the phase served by that access;
- Surface water drainage with a minimum capacity as described in section 12.9 of the FRA.

The mitigation measures shall be fully implemented prior to first occupation of dwellings within each phase to which they relate and retained and maintained thereafter for the lifetime of the development.

Reason:- To reduce the risk of flooding to the proposed development and future occupants; to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided; to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

10. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing ELL-21023-WH-L-2000 - Dated 01.07.22 which was prepared by Elluc Projects. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. 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 ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

11. Prior to occupation of dwellings within each phase of the development, a Sustainable Drainage detailed Design and Management and Maintenance plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be in accordance with:

- a. Elluc Projects (01.07.2022) Drainage Strategy (ELL-21023-WH-L-2000) and Elluc Projects (06.07.2022) Flood Risk Assessment (ELLUC-RH-21023-FRAF4), including any approved updates;
- and
- b. DEFRA's Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015).

The Plan shall include arrangements for adoption, management, and ongoing maintenance to ensure effective operation of the drainage system throughout the lifetime of the development.

Prior to first occupation of dwellings within each phase, a verification report by a qualified drainage engineer shall be submitted to and approved in writing by the Local Planning





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Authority, confirming that the drainage system within that phase has been implemented as approved (including national grid references for key elements).

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.

12. The development shall be carried out in full accordance with the details submitted to the Derbyshire County Council Flood Risk Management team dated 22nd September 2023, approved under DOC/2023/0067 which indicate how additional surface water run-off from the site will be avoided during the construction phase. The approved system shall be operating, before the commencement of any works, with the exception of demolition, site clearance and enabling works. The development shall be carried out in accordance with the approved details.

Reason:- To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development.

Ecology

13. Works shall proceed strictly in accordance with the appropriate bat mitigation licence granted by Natural England and mitigation approved under DOC/2023/0067, based on the proposed measures outlined in the Ecological Impact Assessment (EclA) (Enzygo Ltd., 10th August 2022) and amended as necessary based on correspondence from Natural England. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and followed thereafter. A copy of the results of any monitoring works shall be submitted to the Local Planning Authority.

Reason:- To ensure that the development complies with policy EQ5 of the High Peak Local Plan 2016 and Chapter 15 of the National Planning Policy Framework.

14. Works on Phase 1, shall be completed in full accordance with The Swift Method Statement dated 4th December 2023 approved under DOC/2023/0067. This Method Statement shall ensure that swifts will not be left without nesting opportunities during the breeding season. Integral nest bricks shall be provided in line with British Standard BS 42021:2022, to ensure continued nesting opportunity on site. The approved Method Statement shall be implemented in full.

Prior to the start of works on any works on Phase 2, a second Method Statement to protect swifts shall be submitted to the LPA and approved in writing. This shall set out specific timings when works can be undertaken to all onsite buildings and the requirements for any pre-works surveys. This Method Statement shall ensure that swifts will not be left without nesting opportunities during the breeding season. Integral nest bricks shall be provided in line with British Standard BS 42021:2022, to ensure continued nesting opportunity on site. The approved Method Statement shall be implemented in full..





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Reason:- To ensure that the development complies with policy EQ5 of the High Peak Local Plan 2016 and Chapter 15 of the National Planning Policy Framework.

15. The development shall be implemented in full accordance with Revision B of the Construction Environmental Management Plan (CEMP: Biodiversity) (4th December 2023), in addition to the additional information which has been added to Drawing: MAN.1828.002.ENZ.XX.00.DR.L.00.101 C01 (04.12.23) as approved under DOC/2023/0067.

The mitigation measures in the CEMP are detailed and the site manager must fully understand the requirements, which shall be communicated to all contractors.

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 ensure that the development complies with policy EQ5 of the High Peak Local Plan 2016 and Chapter 15 of the National Planning Policy Framework

16. Works on Phase 1, shall be completed in full accordance with the Landscape and Biodiversity Enhancement and Management Plan by Enzygo Environmental Consultants dated March 2024 approved under DOC/2024/0048. The development shall be carried out and subsequently managed in accordance with the approved LBEMP.

Within three months of any above ground works on Phase 2, a Landscape and Biodiversity Enhancement and Management Plan (LBEMP) shall be submitted to and approved in writing by the Local Planning Authority. The aim of the LBEMP is to enhance and sympathetically manage the biodiversity value of onsite habitats and shall combine both the ecology and landscape disciplines. It shall be suitable to provide to the management body responsible for the site and shall include the following:-

- a) Description and location of features to be retained, created, enhanced and managed in order to achieve the biodiversity net gain predicted in Metric 3.1 for Land at Milltown, Glossop dated 8th July 2022. Any amendments to landscaping or layout shall be accompanied by an updated metric assessment.
- b) Aims and objectives of management.
- c) Appropriate management methods and practices to achieve aims and objectives, including predicted the condition in the biodiversity net gain assessment.
- d) Prescriptions for management actions.
- e) Preparation of a work schedule (including a five-year work plan capable of being rolled forward in perpetuity).
- f) Details of the body or organization responsible for implementation of the plan.
- g) A monitoring schedule to assess the success of the enhancement measures
- h) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.
- i) Habitat enhancements for wildlife, including roosting bats and nesting birds in line with British Standard 42021:2022.
- j) Requirement for a statement of compliance upon completion of planting and enhancement works.





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The development shall be carried out and subsequently managed in accordance with the approved LBEMP.

Reason:- To ensure that the development complies with policy EQ5 of the High Peak Local Plan 2016 and Chapter 15 of the National Planning Policy Framework.

17. The development shall be implemented in full accordance with the 30 year management plan and management prescriptions for retained and new semi-natural habitats within the Milltown site (Enzygo, Mar 2024), General arrangement plan DR- L-00-101/C02, Planting plans 01 & 02, DR-L-45-101/C02 & 102/C02, Planting schedule SH-L-45-001, and Millpond general arrangement DR-L-00-006/C02 approved under DOC/2024/0048.

The 30 year management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason:- To ensure the protection of wildlife and supporting habitat and to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted policy EQ5, 8 & 9 of the High Peak Local Plan.

18. The development shall be implemented in full accordance with Version 002 of the Invasive Plant Species Management Plan (01.12.23) approved under DOC/2023/0067.

Reason:- To prevent the spread of Japanese knotweed, Himalayan Balsam & Rhododendron which are invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 170, where planning decisions should contribute to and enhance the natural and local environment & 174, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species.

19. The development shall be undertaken in strict accordance with the details set out in the Environmental Lighting Impact Assessment Report and Lighting Design Ref.: SHD609-SHD-HLG-MILL-DR-EO-Lighting Layout-R0n (SHD Lighting Consultancy Ltd., June 2022), approved under DOC/2024/0051 unless otherwise agreed in writing by the Local Planning Authority.

Reason:- To ensure that the development complies with policy EQ5 of the High Peak Local Plan 2016 and Chapter 15 of the National Planning Policy Framework.

20. The development shall be carried out in full accordance with the documents referenced 1 & 2, DR-L-00-103/PL02 and DR-L-00-104/PL02, approved under DOC/2024/0048 which present a scheme for the provision and management of a minimum 8 metre wide buffer zone alongside the Shelf Brook and Glossop Brook watercourses. Any subsequent variations shall be agreed in writing by the Local Planning Authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping.





Reason:- Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected and integrate opportunities to enhance these as part of riparian development, in accordance with paragraphs 174 and 180 of the National Planning Policy Framework.

Trees

21. The development shall be undertaken in strict accordance with the tree protection measures set out in the revised Arboricultural Impact Assessment ref 1828-002-ENZ-XX-00-RP-AR-45-101-PL02.

Reason:- To ensure appropriate tree protection in the interests of protecting the visual amenity of the area, contributing to the quality and character of High Peak's environment, air quality and adapting to and mitigating climate change.

22. The development shall be undertaken in strict accordance with the suitable scheme of proposed tree planting and tree pits shown on the drawing references MAN.1828.002.ENZ.XX.XX.DR.L.45.104 PL06, MAN.1828.002.ENZ.XX.XX.DR.L.45.101 C02, MAN.1828.002.ENZ.XX.XX.DR.L.45.102 C02 and the document called 'Sitewide Soft Landscape Schedule' referenced ENZ.00.XX.SH.L.45.403 PL02 by Enzygo environmental Consultants approved under DOC/2024/0004.

All tree planting included within the approved scheme 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 28th February 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 High Peak's environment, air quality and adapting to and mitigating climate change

Heritage and Archaeology

23. The development shall be undertaken in strict accordance with the Written Scheme of Investigation for pre-demolition historic building recording and archaeological works submitted to the Council, titled 'ARCHAEOLOGICAL MONITORING, EVALUATION AND STRIP, MAP AND SAMPLE At Former Volcrepe Works and Easton House, Glossop, High Peak, Derbyshire' by Archaeological Research Services Ltd dated 19/05/2025 approved under DOC/2023/0067.





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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 Policies EQ7 of the High Peak Local Plan 2016 and Chapter 16 of the National Planning Policy Framework.

24. Prior to commencement of any works to the retained buildings (with the exception of demolition, site clearance and enabling works), detailed drawings of dormers, rooflights and doors for Easton House and Coach House shall be submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

Reason:- In accordance with the provisions of Policies EQ7 of the High Peak Local Plan 2016 and Chapter 16 of the National Planning Policy Framework.

25. Prior to commencement of any works to the retained buildings (with the exception of demolition and enabling works), a detailed schedule of repair specifications for Easton House and the Coach House shall be submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in strict accordance with the approved details.

Reason:- In accordance with the provisions of Policies EQ7 of the High Peak Local Plan 2016 and Chapter 16 of the National Planning Policy Framework.

26. The external shell of the apartment building hereby permitted shall be constructed and it shall be wind and weather tight within 24 months of the demolition of the existing mill building.

Reason:- To comply with Paragraph 204 of the National Planning Policy Framework.

Highways

27. Space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. The facilities shall be retained free from any impediment to their designated use throughout the construction period.

Reason:- In the interest of highways safety in accordance with policy CF6 of the High Peak Local Plan and NPPF paragraphs 110-111.

28. Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

Reason:- In the interest of highways safety in accordance with policy CF6 of the High





Peak Local Plan and NPPF paragraphs 110-111.

29. The development shall be undertaken in strict accordance with the detailed scheme of highway improvement works for the provision of bollards and footway works on Milltown, together with the programme for the implementation and completion of the works shown on the drawing references SCP-230070-0000-001 Rev. C, SCP-230070-0000-002 Rev. C, SCP-230070-0000-005 Rev. A, SCP-230070-0000-006 Rev. B, SCP-230070-0000-010 Rev. C, SCP-230070-0000-011 Rev. C, SCP-230070-0500-001 Rev. B, SCP-230070-0700-001 Rev. B, SCP-230070-1100-001 Rev. B, SCP-230070 0400-001 Rev. B and the 'Highways Act 1980 S278 Technical Approval' letter from Derbyshire County Council dated 30 May 2024 approved under DOC/2024/0088. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details.

Reason:- In the interest of highways safety in accordance with policy CF6 of the High Peak Local Plan and NPPF paragraphs 110-111.

30. Prior to first occupation of dwellings accessed from Milltown (Phase 1), the approved junction works at Milltown (as shown on drawings approved under Condition 29 and within the S278 technical approval dated 30/05/2024) shall be implemented in full. Prior to first occupation of dwellings accessed from High Street East (Phase 2), the approved junction works at High Street East (as shown on drawings approved under Condition 29 and within the S278 technical approval dated 30/05/2024) shall be implemented in full. The visibility sightlines for each access shall thereafter be kept clear of any object greater than 1 metre in height (0.6 metres in the case of vegetation) above the nearside carriageway channel level.

Reason:- In the interest of highways safety in accordance with policy CF6 of the High Peak Local Plan and NPPF paragraphs 110-111.

31. No dwelling, the subject of this permission, shall be occupied until space has been provided within the curtilage of that dwelling for the parking of residents/ visitors vehicles, located, designed, laid out and constructed all as agreed in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.

Reason:- In the interest of highways safety in accordance with policy CF6 of the High Peak Local Plan and NPPF paragraphs 110-111.

32. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and/or re-enacting that Order) the garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging/parking of motor vehicles associated with the residential occupation of the properties without the grant of further specific planning permission from the Local Planning Authority.

Reason:- In the interest of highways safety in accordance with policy CF6 of the High Peak Local Plan and NPPF paragraphs 110-111.



33. The development shall be undertaken in strict accordance with the drawing references 0382-WSA-ZZ-ZZ-DR-A-1001 S4 P02, ELL-21023-WH-L-120D, ELL-21023-WH-L-121B and the email from the Environment Agency dated 5th July 2024, which demonstrate the means to prevent the discharge of water from the development onto the highway approved under DOC/2024/0039. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

Reason:- In the interest of highways safety in accordance with policy CF6 of the High Peak Local Plan and NPPF paragraphs 110-111.

34. Prior to occupation of any phase of the development hereby permitted proposed arrangements for future management and maintenance of any proposed private streets within that phase of the development shall have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management maintenance arrangements.

Reason:- In the interest of highways safety in accordance with policy CF6 of the High Peak Local Plan and NPPF paragraphs 110-111.

Residential Amenity and Environmental Health

36. Within 3 months of the date of this decision parts 1 and 2 of this condition shall have been complied with.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be agreed in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme





A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

Prior to the first occupation of the development the approved remediation scheme must be carried out, 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. Following completion of measures identified in the approved remediation scheme, a verification report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

4. Reporting of Unexpected Contamination

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 accordance with the requirements of part 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 2 of this condition. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, in accordance with part 3 of this condition.

Reason:- 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.

37. No infiltration of surface water drainage into the ground where adverse concentrations of contamination are known or suspected to be present is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:- To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

38. Phase 1: Compliance Approval (Lower Site - Completed Works)

The detail of the penetrative foundation works (Vibro Stone Columns) already completed on the lower half of the site (Plots 1-76), as set out in the submitted documents, specifically the TGE VSC Proposals Milltown, Glossop and CV0223 Piling Solution, are hereby approved in retrospect. This approval confirms that the completed works are acceptable in terms of



mitigating contamination and risks to the artesian watercourse and groundwater, and the works shall be retained in the approved manner thereafter.

Phase 2: Pre-Commencement Condition (Upper Site - Future Works)

No further penetrative foundation works shall commence within this Phase (or any alternative phasing schedule as set out in writing) until a full Method Statement, detailing the piling method, programme of works, and measures to mitigate potential noise, vibration, and risks to the artesian watercourse and ground contamination, has been submitted to and approved in writing by the Local Planning Authority. The approved works shall thereafter be carried out in accordance with the approved Method Statement.

Reason:- In the interest of residential amenity and public health in accordance with Local Plan policy EQ6 and EQ10 and paragraphs 130, 174(e) and 185 of the NPPF.

39. The development shall be undertaken in strict accordance with the Armco, Asbestos Refurbishment/Demolition Survey (ref: B-20561), dated 28 April 2023 and approved under DOC/2023/0067.

Reason:- In the interest of residential amenity and public health in accordance with Local Plan policy EQ6 and EQ10 and paragraphs 130, 174(e) and 185 of the NPPF.

40. The development shall be undertaken in strict accordance with the dust management plan submitted to and approved in writing by the Local Planning Authority under reference DOC/2023/0081, titled 'Demolition Works Risk Assessment and Method Statement, Environmental Risk Assessment – Incorporating Dust Management document, MS/RA ref C2329-02'.

Reason:- In the interest of residential amenity and public health in accordance with Local Plan policy EQ6 and EQ10 and paragraphs 130, 174(e) and 185 of the NPPF.

41. Noise mitigation consistent with the submitted noise impact assessment (Omnia, Noise Impact Assessment, Milltown, Glossop (ref: C10731/NIA/1.0), dated May 2022), shall be installed within each dwelling to which it relates prior to the first occupation of that dwelling and thereafter maintained for the life of the development.

Reason:- In the interest of residential amenity and public health in accordance with Local Plan policy EQ6 and EQ10 and paragraphs 130, 174(e) and 185 of the NPPF.

42. All measures, including all monitoring and review processes, set out in the Travel Plan submitted with the application (by SCP, dated June 2022) shall be undertaken in accordance with the timescales set out within the plan. The Travel Plan Welcome Pack shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of any dwelling hereby approved.

Reason:- In the interest of supporting sustainable transport and public health in accordance with Local Plan policy EQ6 and EQ10 and paragraphs 130, 174(e) and 185 of the NPPF.

43. Prior to first occupation of any part of the development hereby approved, final details of



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secure and weatherproof cycle storage arrangements shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be completed and available for use prior to the first occupation of any of the dwellings which it serves.

Reason:- To encourage the uptake of cycling and to minimise air quality impacts.

44. 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:- In the interest of residential amenity and public health in accordance with Local Plan policy EQ6 and EQ10 and paragraphs 130, 174(e) and 185 of the NPPF.

45. The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974 to reduce noise and vibration from the site to a minimum, shall be employed at all times during construction.

Reason:- In the interest of residential amenity and public health in accordance with Local Plan policy EQ6 and EQ10 and paragraphs 130, 174(e) and 185 of the NPPF.

46. Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating activities shall be restricted to the following times of operations.

- 07:30 - 18:00 hours (Monday to Friday);

- 08:00 - 14:00 hours (Saturday)

- No working is permitted on Sundays or Bank Holidays.

In this condition, a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason:- In the interest of residential amenity and public health in accordance with Local Plan policy EQ6 and EQ10 and paragraphs 130, 174(e) and 185 of the NPPF.

47. The 2 bedroom units in the larger new build apartment building hereby permitted shall be occupied by no more than three people as their permanent place of residence or address. The 3-bed houses hereby permitted shall be occupied no more than four people as their permanent place of residence or address.

Reason:- To comply with the Nationally Described Space Standards and Policy H3 of the adopted High Peak Local Plan 2016

48. The development hereby approved shall be implemented in two distinct phases for the purposes of complying with all relevant conditions of this permission. Phase 1 shall comprise the Lower Site (those that take access from Milltown) and Phase 2 shall comprise the Upper Site (those that take access from High Street East). The development shall be carried out in strict accordance with this defined phasing.

Reason:- To ensure that development is carried out in accordance with the two defined





phases of the development.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

HIGHWAYS

a. The Highway Authority recommends that within the first 15m of the proposed accesses onto Milltown and High Street East and should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the landowner.

b. Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gully laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

c. Pursuant to Sections 184 and 278 of the Highways Act 1980 and the provisions of the Traffic Management Act 2004, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. Advice regarding the technical, legal, administrative and financial processes involved in Sections 184 and 278 Agreements may be obtained from the Executive Director of Economy Transport and Environment at County Hall, Matlock (tel: 01629 538658). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 184/278 Agreements.

d. Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

e. Car parking spaces should measure 2.4m x 4.8m (2.4m x 6.5m where in front of garage doors) with an additional 0.5m of width to any side adjacent to a physical barrier e.g. wall, hedge, fence, etc. and adequate space behind each space for manoeuvring.

f. The applicant is advised that to discharge Condition 10 that the Local Planning Authority requires a copy of the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

g. Information about the extent of the adopted highway must be checked, and advice can be sought via email: highways.extents@derbyshire.gov.uk.



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h. In order to implement the Scheme of Highway Improvement Works, Implementation and Completion Details, a separate construction approval process with the Highway Authority will need to be progressed – this scrutinises construction details and will be necessary in order for the Highway Authority to enter into a Section 38/278 Agreement for any works and that the principle of development has already been accepted from a highways aspect and, as highlighted above, notwithstanding the information already submitted further minor modifications could well be required as part of the subsequent construction approval processes with the Highway Authority.

The Environment Agency have provided advice on environmental permitting, contamination modelling, site waste, SUDS, piling and dewatering, which is available in their consultation response on the HPBC webpage for this application.

The Agency notes retained and repaired river wall close to both watercourses in cross section details. It would however be recommended any opportunity to set back any flood wall from the Shelf Brook and Glossop Brook waterbodies and key ecological networks where feasible, rather than repair or reinstate at current river's edge; as indicated in section detail. It would be welcome as part of detailed design the construction of new flood walls be potentially set back and re-located; to required levels; on western edge of new riparian buffer and retained southern mill pond area; which would help minimise disturbance to ecological receptor, potentially simplify temporary working arrangements and disturbance near waterbody, whilst enabling an improved green infrastructure asset.

United Utilities have provided detailed guidance on water and wastewater services, United Utilities assets and wastewater pipelines, within their consultation response which is available in their consultation response on the HPBC webpage for this application.

The Council's Environmental Health Officer has provided advice notes on various matters within their consultation response, which is available in their consultation response on the HPBC webpage for this application.

X B.J. Haywood

Signed by: Ben Haywood

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.

