



High Peak Borough Council
working for our community

Mrs Teresa Critchlow
Sammons Architectural Ltd
10 Cawdry Buildings
Fountain Street
Leek
ST13 GJP

13/08/2026

Dear Mrs Critchlow

Re: DOC/2026/0027 – Discharge of Conditions 3, 4, 6, 16, 17, 18, 19 & 20 relating to HPK/2024/0275

I write in connection with the above application which seeks to discharge Conditions 3, 4, 6, 16, 17, 18, 19 & 20 relating to HPK/2024/0275.

Condition 3 reads as follows:

3. *Prior to any development commencing above foundation level a detailed schedule of all facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.*

The application has been supported by the following plans:

- Proposed Plans and Elevations Warehouse Office Building (2022-2723-05D)
- Materials Schedule (2022-2723)

The above information has been reviewed and found to be acceptable. As such I hereby confirm that Condition 3 relating to HPK/2024/0275 is formally discharged, subject to the development being carried out in accordance with these approved details.

Condition 4 reads as follows:

4. *Notwithstanding the plans hereby approved, and prior to any development commencing above foundation level, amended boundary treatment details including a planting schedule which includes full details of the number, species, and mix of hedgerow and trees, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved details and prior to the development being first brought into use.*

The application has been supported by the following plans:

- Proposed Site Plan (2022-2723-04M)
- Proposed Dry Stone Wall Details (2022-2723-13)
- Planting Schedule (2022-2723)



The above information has been reviewed and found to be acceptable. As such I hereby confirm that Condition 4 relating to HPK/2024/0275 is formally discharged, subject to the development being carried out in accordance with these approved details.

Condition 6 reads as follows:

6. *Prior to commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall include (but not strictly limited to) the following details:*
- *Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);*
 - *Advisory routes for construction traffic;*
 - *Any temporary access to the site;*
 - *Locations for loading/unloading and storage of plant, waste and construction materials;*
 - *Method of preventing mud and dust being carried onto the highway;*
 - *Arrangements for turning vehicles;*
 - *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

The approved plan shall be adhered to throughout the demolition/construction period.

The application has been supported by the following plans and documents:

- Construction Management Plan (25028-C-1200)
- Construction & Environmental Method Plan (2022-2723-12A)
- Construction & Environmental Method Statement

Further to comments received by the Council's Environmental Health Officer, the Statement has been updated (received by email 13/08/2026) to include the dust control measures as set out within Section 5.6.1 of the approved Air Quality Assessment (4th April, 2025, Redmore Environmental).

Subject to compliance with the above plans and the updated Construction and Environmental Method Statement (received 13/08/2026) the supporting information has been found to be acceptable. As such I hereby confirm that Condition 6 relating to HPK/2024/0275 is formally discharged, subject to the development being carried out in accordance with these approved details.

16. *Prior to the commencement of development, a Mineral Recovery Plan (MRP) shall be submitted to and approved in writing by the Local Planning Authority. The MRP shall include an assessment relating the extent to which on site minerals which could be extracted during the proposed development of the site would meet specifications for use on site. The MPR shall detail the amount of mineral which could be reused on site, and for material extracted which cannot be used on site, its movement to an aggregate processing plant.*

The application is supported by a Minerals Recovery Plan (GRM Development Solutions Ltd, 23rd March 2026) which has been informed by the Mineral Resource Assessment (GRM.P10713.MRA_1) and Ground Investigation Letter Report (GRM.P10713.LR.01).

This technical document has been reviewed by the County Council and have confirmed in writing that this Minerals Recovery Plan is acceptable and that they have no objection to this condition being discharged.

As such I hereby confirm that Condition 16 relating to HPK/2024/0275 is formally discharged, subject to the development being carried out in accordance with this approved document.

Condition 17 reads as follows:

17. *Prior to commencement of development, a detailed design and associated management and maintenance plan of surface water drainage for the site shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall be prepared in accordance with the principles outlined within the following documents:*

- *Keytech Development Design Ltd. (15/01/2025). Waterswallows Lane Buxton Derbyshire SK17 7JD Flood Risk Assessment, K24-004/Revision A.*
- *Design and Management Consultants Ltd. (30/09/2025). Waterswallows Lane Buxton Derbyshire Drainage Layout, 25023-C-1000/Revision A.*
- *Design and Management Consultants Ltd. (30/09/2025). Soakaway Calc Feb 2025, Revision A*

including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team and DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015). The approved management and maintenance plan shall be fully implemented prior to first occupation.

The application is supported by the following plans and documents:

- Drainage Statement (25028-C)
- SUDS Maintenance Plan (25028-C-1500 Rev A)

The above have been reviewed by the Lead Local Flooding Authority and the County Highways Authority both of whom have confirmed that these plans and documents can be accepted and that there are no objections to the condition being discharged.

As such I hereby confirm that Condition 17 relating to HPK/2024/0275 is formally discharged, subject to the development being carried out in accordance with this approved document.

Condition 18 reads as follows:

18. *Prior to commencement of development, a detailed assessment shall be submitted to and agreed in writing by the Local Planning Authority that demonstrates that the proposed destination for surface water accords with the drainage hierarchy as set out at paragraph 56 Reference ID: 7-056-20220825 of the online Planning Practice Guidance. The development shall be carried out in accordance with the approved details.*

The application is supported by the following plans and documents:

- Drainage Statement (25028-C)
- SUDS Maintenance Plan (25028-C-1500 Rev A)

The above have been reviewed by the Lead Local Flooding Authority and the County Highways Authority both of whom have confirmed that these plans and documents can be accepted and that there are no objections to the condition being discharged.

As such I hereby confirm that Condition 18 relating to HPK/2024/0275 is formally discharged, subject to the development being carried out in accordance with this approved document.

Condition 19 reads as follows:

19. *Prior to commencement of the development, the applicant shall submit a scheme detailing how additional surface water run-off from the site will be avoided during the construction phase. The scheme may be required to provide collection, balancing and/or settlement systems for these flows. The scheme shall be approved in writing by the Local Planning Authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.*

The application is supported by the following plans and documents:

- Drainage Statement (25028-C)
- SUDS Maintenance Plan (25028-C-1500 Rev A)

The above have been reviewed by the Lead Local Flooding Authority and the County Highways Authority both of whom have confirmed that these plans and documents can be accepted and that there are no objections to the condition being discharged.

As such I hereby confirm that Condition 19 relating to HPK/2024/0275 is formally discharged, subject to the development being carried out in accordance with this approved document.

Condition 20 reads as follows:

20. *Notwithstanding details submitted with the application and prior to the development first coming into use, a scheme of proposed tree planting and pits shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a full planting specification and shall specify the changes made from details originally submitted with the application. The full planting specification shall include the following details:*

- *Location of all proposed species*
- *Tree size, species, numbers*
- *Comprehensive details of ground/tree pit preparation to include:*
 - *Plans detailing adequate soil volume provision to allow the tree to grow to maturity*
 - *Engineering solutions to demonstrate the tree will not interfere with structures (e.g. root barriers/deflectors) in the future*
 - *Staking/tying method(s).*
 - *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) prior to the development being first brought into use.

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.

The application is supported by the following plans and documents:

- Proposed Site Plan (2022-2723-04M)
- Planting Schedule (2022-2723)

The above have been reviewed by the Council's Tree Officer who has confirmed that the details can be accepted and thus the condition can be discharged.

As such I hereby confirm that Condition 20 relating to HPK/2024/0275 is formally discharged, subject to the development being carried out in accordance with this approved document.

The above confirms that Conditions 3, 4, 6, 16, 17, 18, 19 & 20 relating to HPK/2024/0275 are hereby discharged subject to the development being carried out in accordance with the approved details.

Please be advised that a lawful material start cannot commence on site until all other pre-commencement conditions that apply to HPK/2024/0275 have formally been discharged.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'James Stannard', with a large circular flourish at the end.

Mr James Stannard
Planning Officer
High Peak Borough Council
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Tel: 01298 28400