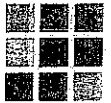
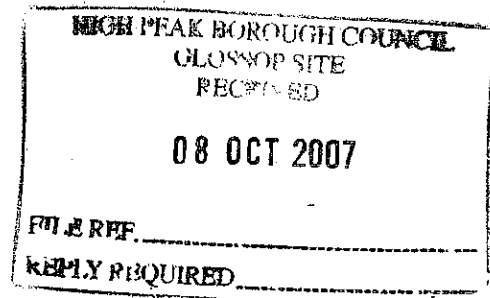


HPK/2007 / 0805



JOHN ROSE ASSOCIATES
PLANNING URBAN DESIGN REGENERATION

Chief Planning Officer
High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire
SK13 8AF



Our ref: 2115B.009/BD
Date: 01 October 2007

Dear Sir

Town and Country Planning Act 1990 (as amended)

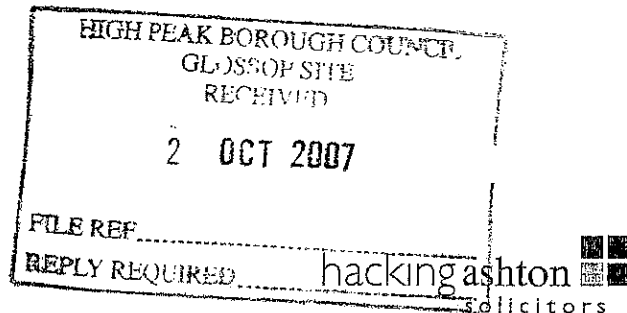
Resubmission of planning application for site at Bridge Mills, New Road, Tintwistle

Please find enclosed 4 copies of a full planning application for the erection of 2no. industrial units (B2) with ancillary open storage and alterations to vehicular access at the site at Bridge Mills, New Road, Tintwistle. This forms a resubmission of planning application HPK/2007/0257 and comprises a number of accompanying reports, statements and drawings which have been amended to reflect the revised proposal.

I enclose a cheque for £4080.00 made payable to High Peak Borough Council to cover the cost of the planning application. This fee is submitted following previous discussions with Andrew Ellis (Development Control Business Manager) after the withdrawal of the previously submitted planning application.

This application is submitted following discussions with High Peak Borough Council and other agencies since the withdrawal of the previous application. It is maintained that the revised proposal presents the opportunity to redevelop an employment site whilst improving the visual impact of the site in the context of the surrounding landscape.

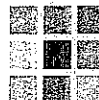
The proposal includes a proposed revised access to the site (details contained in the enclosed accompanying highways statement prepared by Singleton Clamp and Partners). These revisions are currently the subject of ongoing discussions with Derbyshire County Council; the highways authority.



John Rose Associates is a division of Hacking Ashton LLP

Hacking Ashton LLP Solicitors, Berkeley Court, Borough Road, Newcastle under Lyme, Staffordshire ST5 1TT
Telephone: 01782 715555 Fax: 01782 715566 Web: www.hackingashton.co.uk

Hacking Ashton LLP is a Limited Liability Partnership registered in England No. OC306495. Regulated by the Solicitors Regulation Authority
A list of members is available for inspection at the above address.



I look forward to written confirmation that the application has been registered, however in the meantime, if you require any further information, please do not hesitate to contact me.

Yours faithfully

Beverley Dawson

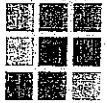
Planning Assistant

For: **JOHN ROSE ASSOCIATES**

cc: client

enc: 4 x planning application submission; cheque for £4080.00

HPK/2007 / 08 0 5

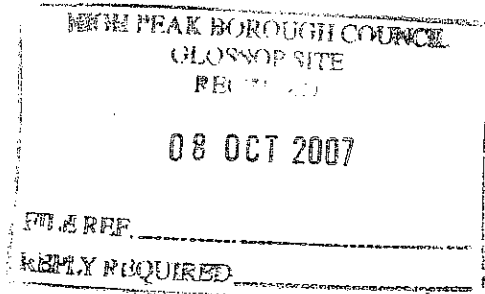


JOHN ROSE ASSOCIATES
PLANNING URBAN DESIGN REGENERATION

Our Ref: VW/2115.033
Direct Tel: 01782 715555
Direct Fax: 01782 715566
Email: v.williams@hackingashton.co.uk

Date: 03 October 2007

The Chief Planning Officer
High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire
SK13 8AF



Dear Sir

Town & Country Planning Act 1990 (as amended)
Planning submission: Bridge Mills, New Road, Tintwistle


I would be grateful if you could attach the enclosed reports to the documentation submitted yesterday for the above planning application. Unfortunately due to the mishandling of the post office the two packages which were taped together became separated and one was returned to us.

I apologise for the inconvenience this may have caused and look forward to receipt. If you have any queries please do not hesitate to contact me.

Yours faithfully

Vera Williams
Technical Assistant

Enc: reports

hacking ashton 
solicitors

John Rose Associates is a division of Hacking Ashton LLP

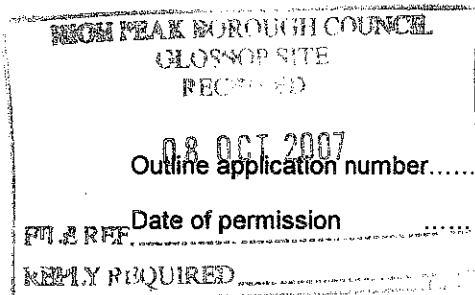
Planning Application Form

HPK/2007/0805



Please read the attached guidance notes
Please complete in block letters or tick the box as appropriate and return
Four copies of the form to the address on the back.

1	Name & address of applicant SCC LIMITED C/O AGENT Postcode: Tel:	Name & address of agent JOHN ROSE ASSOCIATES, c/o HACKING ASHTON LLP, BERKELEY COURT, BOROUGH ROAD, NEWCASTLE-UNDER- LYME, STAFFORDSHIRE, ST5 1TT Tel: 01782 382275 Contact: BEVERLEY DAWSON Fax: 01782 753415
2	Proposed development A. Location or address of proposed development (outline in red on all site plans) BRIDGE MILLS SITE, NEW ROAD, TINTWISTLE B. Description of proposed development (if housing state number of units) ERECTION OF 2NO. INDUSTRIAL UNITS (B2) WITH ANCILLARY OPEN STORAGE AND ALTERATIONS TO VEHICULAR ACCESS (RESUBMISSION OF HPK/2007/0257) C. Is the proposal for a temporary period? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> How long for? D. Size of site (outline in red on all site plans) 3.7 hectares/m2 E. Do you own or control any adjoining land? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If YES outline in blue on all site plans	
3	Type of application Please tick one box A. This is an outline application <input type="checkbox"/> B. This is a reserved matter application <input type="checkbox"/> C. This is a full application for: i) Building or engineering operations only <input type="checkbox"/> ii) Change of use without any building or engineering operations <input type="checkbox"/> iii) Change of use and building or engineering operations <input checked="" type="checkbox"/> iv) Renewal of temporary permission (if so, number of existing application) <input type="checkbox"/> v) Removal or variation of a condition of a previous planning application <input type="checkbox"/> Condition No. Application No.	
4	Applications If you have ticked A or B in question 3, please tick the relevant boxes. If you ticked C, please go to Question 5. Do you wish to seek approval for any of the following matters as part of this application? YES <input type="checkbox"/> NO <input type="checkbox"/> If YES tick the relevant box or boxes LAYOUT <input type="checkbox"/> SCALE <input type="checkbox"/> APPEARANCE <input type="checkbox"/> ACCESS <input type="checkbox"/> LANDSCAPING <input type="checkbox"/>	



5 Roads and Public Rights of Way

- A. Do you propose to create a new access to a highway? YES ☐ NO ☐
- B. Do you propose to alter an existing access to a highway? YES ☒ NO ☐
- C. Do you propose to alter, close or divert a public right of way? YES ☐ NO ☐
If YES to A, B or C show on the submitted plans

6 Existing, previous use and demolition

- A. Existing use STORAGE & PROCESSING OF PRE-CAST CONCRETE MODULAR UNITS
- B. Previous use
- C. Are any buildings to be demolished? YES ☐ NO ☒
If YES show them on the submitted plan

7 Levels

- A. Does the development change land levels? YES ☒ NO ☐
If YES clearly illustrate the change on plan, with sections showing adjoining land or properties

8 Trees and landscaping

- Do you intend to lop, top or fell any trees as part of the proposed development? YES ☐ NO ☒
If YES show them on the submitted plans

9 Materials

Type and colour of materials to be used for:-

- The roof GREY COLOUR (BS 18 B 25) COATED METAL DECK
- External walls 3M ART-STONE EFFECT COURSED CONCRETE FINISH & METAL DECK
CLADDING TO EAVES LEVEL IN GREY (BS '18 B '25) WITH DARK GREY TRIMS (BS '18 B '29)

10 Parking

How many vehicle parking spaces will be provided?

Existing 0 New Spaces 118 Total 118

11 Drainage

- A. How will surface water be disposed of? (e.g. main drain, soakaway, watercourse)

..... SOAKAWAY AND SUDS SYSTEM

- B. How will foul sewage be disposed of? (main sewer, septic tank, etc.)

..... MAIN SEWER

If the proposed development includes industrial, commercial, retail or leisure uses, please complete questions 12-19.

If not, please proceed to Section 20.

12 Related Development

Is the proposed development related to:

A. An existing use near the site? YES ☐ NO ☒

B. A larger scheme for which permission is not yet sought? YES ☐ NO ☒

If YES to A or B please give details

C. Existing premises which are no longer satisfactory? YES ☒ NO ☐

If YES please give details

EXPANSION OF COMMERCIAL BUSINESS INTO THE TINTWISTLE AREA

13 Floorspace

Please state the size of each use.

A. What is the current floorspace? Industrial...0... Office...0... Retail...0... Warehousing...0...
7601m2 787m2

B. How much new floorspace is to be provided? Industrial... Office... Retail...0... Warehousing...0...

14 Employment

A. How many staff are currently employed on the site? 40

B. How many staff will be transferred to the site? 0
From where?

C. How many new staff will be employed by the proposal? 50 - 60

15 Hours of working

Please state hours of working.

Monday	07:00 - 18:30	Friday	07:00 - 18:30
Tuesday	07:00 - 18:30	Saturday	07:00 - 14:00
Wednesday	07:00 - 18:30	Sunday	CLOSED
Thursday	07:00 - 18:30	Public Holidays	CLOSED

16 Parking and servicing for commercial vehicles

A. How many parking spaces are to be provided for commercial vehicles on the site?

Cars 85 Commercial vehicles 0

Please show them on your plans.

B. What provision is made for loading/unloading and turning vehicles on the site?

ACCESS AISLE BETWEEN PRE-CAST CONCRETE UNITS IN OPEN STORAGE AREA AND
10M WIDE VEHICLE ACCESS ROADWAY IN GENERAL OPEN STORAGE AREA

17 Traffic

How many vehicles will visit the site during a normal working day? (exclude employees' vehicles)

A. Goods vehicles 20 - 25

B. Other vehicles 0

18 Industrial development

A. Describe any processes and products.

Attach sheet if necessary

THE MANUFACTURE AND FINISHING OF PRE-CAST CONCRETE MODULAR UNITS

B. What type of plant or machinery will be installed/used?

OVERHEAD CRANES IN EACH BAY OF BUILDING A; FORK LIFT TRUCKS

19 Hazardous Substances

Will the proposal involve the use of, or storage of any substances of the type and quantity referred to in the Hazardous Substances Regulations.

YES ☐

NO ☒

If YES state the substances and quantities.

20 Have you discussed this application already YES ☒ NO ☐

If yes, which Planning Officer? ADRIAN FISHER, ANDREW ELLIS & ANNE JORDAN

21 Please Complete

I/We submit this application and attach four copies of all plans, showing the application site outlined in red, and any neighbouring land in my/our ownership or control in blue. The attached plans:-

Please list: PROPOSED SITE LAYOUT (M06-161-6K) PROPOSED BUILDING A (M06-161-8G)
EXISTING SITE LOCATION PLAN (2115-011B) PROPOSED LANDSCAPE LAYOUT (2115-003B)
PROPOSED LANDSCAPE TO FRONTAGE (2115-004B) PROPOSED BUILDING B (M06-161-9A)
PROPOSED PALISADE FENCE AND KERB DETAIL (2115-006) SOUTH ELEVATION (2115-007)
FRA REVISED LAYOUT 6-8-07 A1 (1) SITE LOCATION PLAN (2115-011B)
AND

I/We attach a completed ownership certificate (and details of services of notices where applicable)

AND

I/We enclose a fee of £ 4080.00

Signed: FOR JOHN ROSE ASSOCIATES

on behalf of: SCC LIMITED

Date: 28 / 09 / 07

Please return four copies of this form and your plans to:

Planning and Development Services
High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

For further information :

Phone 0845 129 7777 Fax 01457 860290 Textphone 01457 851669

e-mail "planning@highpeak.gov.uk"

CERTIFICATE OF OWNERSHIP

Certificate A

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
CERTIFICATE UNDER ARTICLE 7



I certify that-

1. At the beginning of the period of 21 days ending with the date of the accompanying application nobody except the applicant was the owner of any part of the land to which the application relates.
- 2a. None of the land to which the application relates is, or is part of, an agricultural holding. ☒
- 2b. I have/the applicant has given notice to every person other than *my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates:- ☐

Please tick 2a or 2b

* Delete where inappropriate

Tenants name: _____

Address at which notice was served: _____

Date on which notice was served: _____

Signed: _____ FOR JRA Date: 28 / 09 / 07 On behalf of: SCC LIMITED

Certificate B

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
CERTIFICATE UNDER ARTICLE 7

I certify that:

1. *I have/the applicant has given the required notice (i.e. Notice No. 1) to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below:

Owner's name: _____

Address at which notice was served: _____

Date on which notice was served: _____

- 2a. None of the land to which the application relates is, or is part of, an agricultural holding. ☐
- 2b. *I have/the applicant has given the required notice to every person other than *my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates: ☐

Please tick box 2a or 2b

* Delete where inappropriate

Tenant's name: _____

Address at which notice was served: _____

Date on which notice was served: _____

Signed: _____ Date: _____ On behalf of: _____



— SITE EDGE RED

HIGH PEAK BOROUGH COUNCIL
GLOSSOP SITE
08 OCT 2007
FIVE REF.
REPLY REQUIRED

Project:
BRIDGE MILLS, TINTWISTLE.

Client:
SCC DESIGN AND BUILD

Drawing Title:
SITE LOCATION PLAN

Planning Application	Scale 1:2500	Dwn BD	Ckd JR	Date 22/08/07
Dwg No. 2115-011				Rev. B

JOHN ROSE ASSOCIATES
PLANNING URBAN DESIGN REGENERATION

The Old Pump House Middlewood Road Poynton Cheshire SK12 1SH
T 01625 873356 F 01625 859459 www.johnroseassociates.co.uk

