

Schedule of Conditions

Description of development: Outline planning application for the construction of up to 100 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations.

Site Address: Former Glossopdale Community College Lower Site, Talbot Road, Glossop, Derbyshire, SK13 7DR

LPA Ref: HPK/2024/0481

PINs Ref: 6006040

Date: TBC

Standard Conditions

1. *The development hereby permitted shall be commenced on or before 2 years from the date of approval of the last of the reserved matters to be approved.*

Reason: In the interests of proper planning and to comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. *Application for the approval of reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.*

Reason: In the interests of proper planning and to comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

3. *No development shall take place without the prior written approval of the Local Planning Authority of all details of the following reserved matters:*

- (a) access;*
- (b) appearance*
- (c) landscaping*
- (d) layout; and*
- (e) scale.*

Thereafter the development shall not be carried out otherwise than in strict accordance with the approved details.

Reason: In the interests of proper planning as outline in the DMPO (2015)

4. *The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details set out below and as modified by the conditions of this consent:*

- a) Site Location Plan (Ref: J0053214_CJ_MP_PL_005_V2)*
- b) the Revised Parameters Plan ref: 10592-LDA-XX-XX-DG-UD-3001-P01 (prepared by LDA Design dated 4 March 2026)*

Reason: In the interests of proper planning and for the avoidance of doubt.

Condition 5: [Note for the Inspector: The parties have not yet reached agreement on the approach to condition five. Both the LPA and the appellant have suggested an approach, and both are presented here.]

The Council's suggestion for condition 5:

5. *Any subsequent reserved matters application shall be developed to reflect the constraints, principles and parameters for the site as set out within Chapters 4, 5 and 6 of the Design and Access Statement for land off Talbot Road (prepared by Carter Jonas dated November 2024)*

Reason: In order to ensure that the scheme can deliver high-design quality in accordance with policy EQ6 of the Local Plan and the guidance within the National Design Guide.

The Appellant's suggestion for condition 5:

5. Any subsequent reserved matters application shall be developed to reflect the constraints, principles and parameters for the site as set out within Revised Parameter Plan (ref. 10592-LDA-XX-XX-DG-UD-3001-P01) and the accompanying supplementary Design Principles document (ref. XXXXX)

Reason: In order to ensure that the scheme can deliver high-design quality in accordance with policy EQ6 of the Local Plan and the guidance within the National Design Guide.

[Note for the Inspector: The Appellant accepts that the Council may wish to retain control over the key design parameters of any future reserved matters application. However, the Appellant's position is that any permission should be tied to the updated Parameter Plan and associated Design Principles, as identified at paragraph 4.4.3 of Charles Crawford's Proof of Evidence and proposed to be submitted as a standalone document for ease of reference. Reference to the superseded Parameter Plan, Concept Plan, and those parts of the Design and Access Statement which do not correspond with the revised proposal would create unnecessary ambiguity and should therefore be avoided]

Highways and access

6. The development hereby approved shall not be occupied until the principal points of access have been provided as shown on drawing VN232727-D100.

Reason: To ensure conformity with submitted details.

7. The development hereby approved shall not be occupied until the cycle and pedestrian accesses to Talbot Road and North Road have been laid and constructed in accordance with the submitted drawings 415.065105-D101 Rev A and 2607063-RAP-XX-XX-DR-TP-3201 P01.

Reason: In the interest of highway safety.

8. The development hereby approved shall not be brought in to use until redundant accesses to the site from Talbot Road 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.

9. Prior to the commencement of the development hereby permitted, details of a Construction and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved Plan. The plan shall include the following details:

- the hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 08:00 to 18:00 hours Mondays to Fridays, and 08:00 to 13:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
- the method and duration of any pile driving operations (including expected starting date and completion date);
- pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;
- the arrangements for prior notification to the occupiers of potentially affected properties;
- the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;

- *a scheme to minimise dust emissions arising from construction activities on the site, which should include all the dust mitigation measures in the air quality assessment (Ref: VAL-24-0073 – Air Quality Assessment Talbot Road, Glossop Derbyshire County Council July 2025) submitted in support of the above application*
- *the parking of vehicles of site operatives and visitors;*
- *arrangements for turning vehicles;*
- *advisory routes for construction traffic;*
- *any temporary access to the site;*
- *locations for loading/unloading and storage of plant and materials;*
- *method of preventing mud and dust being carried onto the highway;*
- *arrangement to receive abnormal loads or unusually large vehicles;*
- *a scheme for recycling/disposal of waste resulting from the construction works;*
- *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,*
- *details of any generator/s to be used on site. They should be sufficiently attenuated so that any noise generated shall be inaudible inside any nearby noise sensitive premise,*
- *methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses;*
- *during construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.*

Reason: In the interests of safe operation of the adopted highway and to protect the amenity of local residents and the surrounding area from noise, dust, pollution and other disturbance during construction.

10. *Vehicle and cycle parking shall be provided prior to first occupation of each dwelling in accordance with details to be contained within the approval of any reserved matters permission. Such details shall include a scheme for enabling charging of electric plug-in and other ultra-low emission vehicles. Parking and charging points shall be maintained for this purpose thereafter.*

Reason: To promote sustainable travel and healthy communities.

11. *No individual dwelling in the development hereby approved shall not be occupied until sheltered, secure and accessible bicycle parking has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.*

Reason: To promote sustainable travel and healthy communities.

12. *The Residential Travel Plan hereby approved, shall be implemented and monitored in accordance with the regime contained within the Plan. In the event of failing to meet the targets within the Plan a revised Plan shall be submitted to and approved in writing by the Local Planning Authority to address any shortfalls, and where necessary make provision for and promote improved sustainable forms of access to and from the site. The Plan thereafter shall be implemented and updated in agreement with the Local Planning Authority and thereafter implemented as amended.*

Reason: To reduce vehicle movements and promote sustainable access in accordance with Policy CF6 of the Local Plan.

Flooding and drainage

13. *As part of any reserved matters application, a detailed design and associated management and maintenance plan of the surface water drainage for the site shall be submitted, in accordance with the principles outlined within:*

- *Adept. (Aug) 2025. Drainage Strategy & Flood Risk Assessment, Talbot Road, Glossop. 00.23181-ACE-ZZ-ZZ-RP-C-0001 Rev P5. including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team*
- *DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the local planning Authority.*

Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal (in accordance with Policies S1 and EQ 11 of the Local Plan), and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority, in advance of full planning consent being granted.

14. *As part of any reserved matters application, a detailed assessment shall be submitted to demonstrate that the proposed destination for surface water accords with the drainage hierarchy (as set out in paragraph 56 Reference ID: 7-056-20220825 of the planning practice guidance) and to provide a full understanding of the spring within the site and any associated mitigation requirements.*

The assessment should demonstrate with appropriate evidence that surface water runoff is discharged as far as reasonably practicable in accordance with the following hierarchy:

- *into the ground (infiltration);*
- *to a surface water body;*
- *to a surface water sewer, highway drain, or another drainage system;*
- *to a combined sewer.*

And to ensure that development will be safe from flood risk including from groundwater and natural springs.

Reason: To ensure that surface water from the development is directed towards the most appropriate waterbody in terms of flood risk and practicality by utilising the highest possible priority destination on the hierarchy of drainage options in accordance with Policies EQ11 and S1 of the Local Plan.

15. *Prior to the commencement of development, including any groundworks, the applicant shall submit for approval to the LPA details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows.*

The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.

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 in accordance with Policy EQ 10 of the Local Plan.

16. *As part of any reserved matters application, an assessment shall be provided of the existing culverted watercourse identified to be the point of surface water discharge to determine its condition, capacity and connectivity demonstrating no increase in flood risk up or downstream.*

Reason: To ensure the culverted watercourse has the capacity to accept flows from the new development and that it is connected to an existing, functioning, drainage network that can accept flows for the lifetime of the development.

17. *No development shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 4 (four) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings within the relevant phase or sub phase shall be occupied or brought into use prior to completion of the approved foul drainage works.*

Reason: To ensure adequate foul water drainage infrastructure is provided and to prevent flooding and pollution, in accordance with Policies S1 and EQ10 of the High Peak Local Plan.

18. *As part of any reserved matters application, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:*
- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include surface water in accordance with BRE365;*
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
 - iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
 - iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
 - v. Foul and surface water shall drain on separate systems.*
 - vi. 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.*
 - vii. 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.

Environmental protection conditions

19. *A Construction Ecological Management Plan must be submitted in association with any reserved matters application. This must be supported by an updated ecological walkover survey and must include measures to safeguard retained habitats and protected and priority species during the construction process and for the provision of bird and bat boxes in accordance with the recommendations of the Ecological Impact Assessment (Tyler Grange, dated 12th August 2024). Works must subsequently be undertaken in strict accordance with the approved CEcMP. A copy of the CEcMP must be kept on site and made available to site managers and operatives throughout the construction process.*

Reason: To safeguard retained habitats and protected and priority species during construction and to secure appropriate ecological mitigation and enhancement, in accordance with Policies EQ5 and EQ9 of the High Peak Local Plan.

20. *Land contamination remediation for each phase or sub phase of the site shall be carried out and completed in accordance with the Local Planning Authority approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.*

Reason: To safeguard public health and wellbeing, and to mitigate against any adverse effects of pollution and land contamination, in accordance with Policies EQ5 and EQ10 of the High Peak Local Plan.

21. *Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a land contamination Verification Report shall be submitted to the local planning authority. No part of the phase or sub phase site shall be brought into use until such time as the remediation measures have been completed for that phase or sub phase in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority. Where verification has been submitted and approved in stages for different phase or sub phase of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.*

Reason: To safeguard public health and wellbeing, and to mitigate against any adverse effects of pollution and land contamination, in accordance with Policies EQ5 and EQ10 of the High Peak Local Plan.

Tree conditions

22. *No development shall commence on site in connection with the development hereby approved (including any demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) before tree root protection fencing and ground protection has been implemented in accordance with a tree report, in line with the requirements of British Standard BS 5837: 2012 Trees in Relation to Construction - Recommendations, that shall have been submitted to and approved in writing by the local planning authority. Thereafter the approved fences and ground protection shall be retained on site until all development subject of this permission is completed.*

Reason: To ensure trees are adequately protected during the construction process in the interests of visual amenity, biodiversity and local environmental quality, in accordance with Policies EQ2, EQ5 and EQ9 of the High Peak Local Plan.

23. *Prior to commencement of the approved scheme, an Arboricultural Method Statement, including comprehensive and updated survey of all trees and hedgerows on the site, shall be submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme. An arboricultural consultant shall supervise and monitor tree protection throughout the construction process and shall forward a monthly progress*

report to the LPA for approval. The progress report is required to demonstrate that the trees are being protected in accordance with the submitted detail, and any approved Method Statement or other documentation.

Reason: To ensure the proper protection and retention of trees throughout the construction process in the interests of visual amenity, biodiversity and local environmental quality, in accordance with Policies EQ2, EQ5 and EQ9 of the High Peak Local Plan.

Habitat Management and Monitoring Plan (HMMP)

24. *A Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. This shall identify the habitats to be retained, created and / or enhanced on the site and specify the appropriate management prescriptions to secure the predicted condition targets, as per the approved biodiversity metric for the application. The HMMP shall also set out a monitoring schedule to ensure targets are met and remedial actions to take if not. Guidance on producing a HMMP can be found here:*

<https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain>

Reason: To secure the long-term management, monitoring and delivery of biodiversity net gain and associated habitat creation, enhancement and retention measures, in accordance with Policies EQ5 and EQ9 of the High Peak Local Plan.

Species Enhancement Plan

25. *As part of the details submitted at any subsequent reserved matters application, 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 30% of dwellings.*
- *insect bricks in 30% dwellings and / or towers in public open space.*
- *fencing gaps 130 mm x 130 mm to maintain connectivity for hedgehogs in all gardens.*

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.

Reason: To secure appropriate biodiversity enhancements for birds, bats, invertebrates and other wildlife, and to ensure those features are delivered and retained as part of the development, in accordance with Policies EQ5 and EQ9 of the High Peak Local Plan.