



Planning Services  
Chesterfield Borough Council  
Rose Hill, Chesterfield  
S401LP

25<sup>th</sup> May 2021

Dear Sir/Madam,

RE: Planning Application to build small retaining wall at S40 2WB – Bio8 Ltd

Please find enclosed the completed application form and site plan along with scaled site plan based on Land Registry Plan and enlarged plan showing greater detail of proposed wall.

We are owners of the building shown on Land Registry Document DY540499 and to the North and East of our property we are surrounded by overflow flood plain that has not been developed and is effectively overgrown.

To the west is a building attached to us (which we have just agreed terms to purchase and is now sold to us subject to contract).

The proposed wall will start over the 20m away from the river and continue away from the river. The existing ground between the north side of the building to the boundary line (marked B) is made up from spoil and rubbish associated from a previous open cast mine site and covered with used road planings/ granulated tarmac.

On the enlarged site plan you will see a line A which is the existing fence line and then B which is the boundary line.

The proposed retaining wall will vary in height from @ 0.7m to the east side to @ 1.5m to the western side due to existing land profile.

We have invested in a site survey conducted by Michelle Cullimore-Pike MSc BSc (Hons) Senior Ecologist at Peakecology prior to this application to ensure there was no presence of wildlife and they found the following *"we (Peakecology) completed the first stages of the desk study review with data available on line, including species within the area, Statutory Designated Sites and pre-existing European Protected Species licences. Nothing of concern is being flagged up and I think with the limited habitats on site and low impact of the proposed works on the surrounding areas"*

We have also contacted Yorkshire Water to ensure that there is no issue with sewers and received the following response from Joe Summers, Pre development Technician of Yorkshire water on 21<sup>st</sup> May 2021

*Good Afternoon Andrew,*

*Thank you for your email. As the retaining wall will not be directly over the sewers, then there should be no issues. So long as the sewers remain undisturbed during construction, and that they will remain in-situ with enough minimum cover (800mm), then we have no objections.*

Bio8 Ltd is incorporated in the United Kingdom with Limited Liability and registered in England. Registered company no. 05793998, place of business, Greenbrook Business Park, McGregors Way, Hasland, Chesterfield, S40 2WB.

Registered for VAT – Number – 894683069

Tel: 01246 240880

The land to the north of the boundary line is the remnants of open cast mining that has been left to become overgrown with vegetation and is not able to be developed in the future due to the area being an overflow flood plain for the River Rother. The area of land we wish to 'recover and make flat' was previously covered by brambles and undergrowth/weeds and due to it's sloping nature it was not used. Our intention is to create a retaining wall and reclaim the sloping area of land 5m deep x 20m in length, which will still be 22m away from the River Rother.

A retaining wall will create a flat area that can be used for external storage and also stabilize the land as the current fence at line A is slipping towards line B.

The wall will be invisible to our neighbours (who will not be our neighbours as we are buying the building), also ourselves as it will be below current ground level.

It will also be invisible from North looking to the south as the flood plain is full of undergrowth stretching back @ 30-40m from our boundary line to a height of 8m plus.

Therefore, there will be no negative visual impact as it cannot be seen by anyone unless they are within 5-10 metres of the wall.

We are unable to provide a photograph of the view from the north looking south to support this, as the undergrowth is so thick and dangerous that is impossible to venture further than 4-5m from our outer boundary line (B)

Regards



Andrew Hiron  
Director