

Ms Anne Jordan
High Peak Borough Council
Development Control
Municipal Buildings Market Place
Glossop
Derbyshire
SK13 8AF

Our ref: LT/2010/112092/01-L01
Your ref: HPK/2010/0603
Date: 02 December 2010

Dear Ms Jordan

PROPOSED REAR EXTENSION TO EXISTING SUPERMARKET, AMENDMENTS TO CAR PARK LAYOUT AND INSTALLATION OF CHP UNIT - TESCO STORES BRIDGEMONT - WHALEY BRIDGE

Thank you for referring the above application dated 22 November 2010.

Environment Agency position

The proposed development will only be acceptable if implemented and secured by way of the following planning conditions on any planning permission.

Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Pinnacle and received by High Peak Borough Council on 18/11/2010 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 years plus 20% critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
3. Finished floor levels are set no lower than existing building floor levels

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure safe access and egress from and to the site.

Condition

If, during development, contamination not previously identified is found to be present

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Trent Side North, West Bridgford, Nottingham, NG2 5FA.
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at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reasons.

To ensure that any risks not identified which, posed to controlled waters are appropriately assessed and mitigated.

Advice to the applicant/LPA

The reviewed report has not identified any historical land-uses associated with the site that may give rise to significant contamination. Furthermore, we note that the proposed extension will not include any changes to the current petrol filling station.

However the site is located adjacent to the Peak Forest Canal to the west and adjacent to the River Goyt to the east, both of these are considered to be controlled waters by the Environment Agency. It may be prudent to consider potential direct drainage pathways to the Peak Forest Canal and the River Goyt as part of the conceptual model.

The Environment Agency would be pleased to review the Intrusive Investigation Report when completed.

Under the terms of the Water Resources Act 1991, and the Environment Agency's Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Goyt, designated a 'main river'.

Consent is therefore required for any new surface water outfall structures into the river.

Yours sincerely

Mr Andrew Pitts

Planning Liaison Officer (Derbyshire)

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cc Hannah Roper