

From: [Stannard, James](#)
To: [Planning Comments \(HPBC\)](#)
Subject: HPK/2022/0421 - Env Health latest comments
Date: 21 November 2022 06:16:46

Hi

Please see below latest comments from Env Health in relation to HPK/2022/0421

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
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From: Rhodes, Matthew <Matthew.Rhodes@highpeak.gov.uk>
Sent: 18 November 2022 14:10
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: RE: HSE Planning Application - HPK/2022/0421

Yes, that's right – and no conditions. The activity (as described) is very low risk. HSL has not expanded on my query re a concrete pad, or excavation, so I'm assuming this isn't taking place. If it is, you could consider condition CL05 –

1. CL05 CONTAMINATED LAND – IF FOUND DURING DEVELOPMENT

If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, and shall be submitted to the Local Planning Authority without delay. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority.

Matthew Rhodes
Environmental Health Officer (Pollution Specialist)

High Peak Borough Council, Town Hall, Buxton, Derbyshire. SK17 6EL
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire. ST13 6HQ

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From: Stannard, James <James.Stannard@highpeak.gov.uk>

Sent: 18 November 2022 12:23

To: Rhodes, Matthew <Matthew.Rhodes@highpeak.gov.uk>

Subject: RE: HSE Planning Application - HPK/2022/0421

Hi Matt

Just to confirm, the contamination report cannot be accepted but is not a requirement for this application and will not preclude the determination (approval) of the application?

Any conditions?

Thanks

James Stannard MRTPI

Planning Officer

High Peak Borough Council and Staffordshire Moorlands District Council

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