

From: [EHealth Consultation](#)
To: [Planning \(HPBC\)](#)
Cc: [Stannard, James](#); [Simms, Shaun](#)
Subject: HPK/2022/0543 Environmental Health Consultation#
Date: 21 December 2022 16:30:46

Dear Planning

Application number	HPK/2022/0543	Application type	Full - MINOR
Site address	Lime Tree Park, Dukes Drive, Buxton, Derbyshire, SK17 9RP	Proposal	Erection of toilet block facilities and change of use for extension to existing camping and caravan site

ADVICE TO LPA:

The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.

Contaminated Land

The site is adjacent to an historical landfill site, conditions 1 and 2 are recommended to protect the health of the public.

CONDITIONS:

1. CLD09 - GAS RISK ASSESSMENT

Development should not commence until either:

- (a) the site has been monitored for the presence of landfill gas or
- (b) in lieu of monitoring, a comprehensive scheme of gas protection measures are agreed in writing with the Local Planning Authority. The agreed scheme shall thereafter be implemented.

Where monitoring at the site for the presence of ground/landfill gas and a subsequent risk assessment has been carried out in accordance with a scheme to be agreed with the Local Planning Authority. The results of the monitoring shall be submitted to the Local Planning Authority as soon as they are available.

If the presence of ground/landfill gas is confirmed, or there is evidence that migration of ground/landfill gas is likely to occur, development shall not commence until satisfactory remedial measures have been taken to control and manage the gas and to monitor the effectiveness of these measures. All such measures shall be agreed in writing by the Local Planning Authority before development.

2. 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.

Regards

Environmental Health

High Peak Borough Council, Town Hall, Buxton, Derbyshire. SK17 6EL

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire. ST13 6HQ

Tel: 01298 28400

E-mail: EnvHealth@highpeak.gov.uk

Website: www.highpeak.gov.uk www.staffsmoorlands.gov.uk

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