
From: EHealth Consultation
Sent: 02 March 2023 14:02
To: Planning (HPBC)
Cc: Stannard, James
Subject: DOC/2023/0008 Environmental Health Consultation#

Categories:

Dear Planning

Application number	DOC/2023/0008	Application type	Discharge of conditions
Site address	THE FICKLE MERMAID, Foresters Way, Chapel-En-Le-Frith, Derbyshire,	Proposal	Discharge of condition 9 relating to HPK/2021/0173

Advice to LPA

The above application for discharge of condition 9 relating to HPK/2021/0173 has been forwarded to Environmental Health for consideration.

Condition 9

Before the development hereby approved is commenced an assessment of the risks posed by any contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment shall be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency - Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:

- a survey of the extent, scale and nature of contamination;
- the potential risks to: human health;
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- adjoining land;
- ground waters and surface waters;
- ecological systems; and
- archaeological sites and ancient monuments.

The contaminated land assessment submitted for this development may be accepted.

- Swan Environmental Services, "Combined Preliminary Risk Assessment and Generic Quantitative Risk Assessment (version 1), dated 8 November 2021

The report satisfies condition 9 of the approval HPK/2021/0173 and it is recommended that this may be discharged. The assessment report identifies the land as suitable for use in its current state, without remediation; condition 10 is therefore not triggered.

Condition 11

To discharge condition 11 the developer should confirm that additional contamination has not been identified during construction, following completion of significant groundworks.

Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2021/0173 (DOC/2022/0008)	9	Risk assessment approval	Yes	
HPK/2021/0173 (DOC/2022/0008)	10	Remediation scheme and approval	Yes	
HPK/2021/0173 (DOC/2022/0008)	10	Carry out approved remediation, and validation report approval	Yes	
HPK/2021/0173 (DOC/2022/0008)	11	Contamination not previously identified	No	

*upon application

Your attention is drawn to section 14 of the report, which suggests that other regulators may require a robust chemically resistant hydrocarbon and volatile organic compound, gas barrier for the PFS development; but does not state who these regulators may be. I also draw your attention to the consultation comments from the Environment Agency (re: HPK/2021/0173).

Regards

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

Mobile:
@ E-mail:
8 Website: www.highpeak.gov.uk www.staffsmoorlands.gov.uk



Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
