

From: [Rhodes, Matthew](#)
To: [Planning \(HPBC\)](#)
Cc: [Christopher Humphreys](#); [Colley, Jane](#)
Subject: DOC/2022/0060 Environmental Health Consultation#
Date: 27 January 2023 15:03:31

Dear Planning

Application number	DOC/2022/0060	Application type	Discharge of conditions
Site address	Land Off Hallsteads Close, Hallsteads Close, Dove Holes, Derbyshire,	Proposal	Discharge of conditions 3, 4, 5, 8, 14, 15, 17-19, 22, 25, 26, 27, 28, 29, 32, 34 relating to HPK/2019/0028

Advice to LPA

The above application for discharge of conditions from HPK/2019/0028 has been forwarded to Environmental Health for consideration. From an Environmental Health point of view, the relevant conditions are 25, 26, 27, 29, 34 and I have the following comments to make:

Conditions 25 – AQ assessment and 29 – EV Charging will be dealt with by Chris Humphreys via separate correspondence. This email relates only to condition 26 - Contaminated Land

Condition 26 - Contaminated Land

Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2019/0028 (DOC/2022/0060)	26(a)	Risk assessment approval	Yes	
HPK/2019/0028 (DOC/2022/0060)	26(b)	Remediation scheme approval	No	
HPK/2019/0028 (DOC/2022/0060)	26(c)	Carry out approved remediation. Approval of validation report	No	
HPK/2019/0028 (DOC/2022/0060)	26(d)	Contamination not previously identified	No	

*upon application

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

- GeoCon Site Investigations Ltd, "Geoenvironmental Site Investigation Report" (ref: GSI1750 HH PII Report 131222 v1 FINAL), dated December 2022

The report satisfies condition/clause 26(a) of the approval HPK/2019/0028 and it is recommended that this may be discharged.

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

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