

High Peak Borough Council - Planning
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

19 May 2023
EP ref: 21-485

Dear Sir or Madam

Re: Planning Portal reference: PP-12170702 - Former Bridge Mills Site, New Road, Tintwistle

We are instructed by Barratt Homes Manchester Ltd to submit an application for the discharge of condition 18 of outline planning permission ref. HPK/2016/0691 at the above site. The development comprises construction of up to 165 dwellings with associated works, public open space and vehicular and pedestrian access off New Road.

The planning application fee in sum of £116.00 has been paid via the Planning Portal.

Condition 18 states:

“18. No top soil or fill material shall be imported onto the site unless and until it has been tested for contamination and assessed for its suitability for the proposed development in accordance with a testing methodology that has previously been submitted to and approved in writing by the Local Planning Authority. The methodology shall include arrangements for the submission and approval of validation results.”

The following documents prepared by Smith Grant Environmental Consultancy LLP are submitted to discharge this condition:

- Remediation Strategy (R2572-R01-v5)
- Validation Report (R2572-R06-v1)

The Validation Report provides details of the soil testing to ensure its suitability for the proposed development. The Remediation Strategy together with the Validation Report outline the testing methodology.

The validation procedure concludes:

“Based on the evidence available, the construction stage mitigation measures, comprising clean soil cover and gas protection measures as recommended in the remediation earthworks completion reporting and post-remediation ground gas risk assessments have been successfully implemented by Barratt Homes Manchester. No further validation or verification reporting is proposed for the site.”

We trust that the above meets with your requirements and that you are able to discharge condition 18 attached to outline planning permission HPK/2016/0691. However, should you have any queries or require any further information then please do not hesitate to contact me at your earliest opportunity.

Yours sincerely
Emery Planning

John Coxon

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