

Ms Rachael Simpkin
High Peak Borough Council
Municipal Buildings Market Place
Glossop
Derbyshire
SK13 8AF

Our ref: LT/2023/127901/01-L01
Your ref: HPK/2023/0118
Date: 29 June 2023

Dear Ms Simpkin

DEMOLITION OF EXISTING MILL OUTBUILDINGS AND CONVERSION/ERECTION OF 25NO. DWELLINGS WITH ASSOCIATED CAR PARKING, LANDSCAPING AND HIGHWAYS WORKS.

LAND AT HOLE HOUSE MILL, MARPLE ROAD, CHISWORTH, DERBYSHIRE, SK13 5DH

Thank you for consulting us on the above application

Environment Agency position

We **object** to this development because the information submitted with the application does not demonstrate that the risk of pollution to controlled waters is acceptable/can be appropriately managed. We therefore recommend that planning permission is refused.

Reason(s)

The previous use of the proposed development site as cotton mill, plastics, rubber, adhesive manufacture and dye/colourant works presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are particularly sensitive in this location because the development site is:

- located upon a secondary aquifer A
- with Chisworth Brook on site.

The application's Environmental Desk Study for land associated with Prisma Colour Ltd, Holehouse Mill Chisworth, The Land Consultancy, October 2008 does not demonstrate that the risks of pollution have been understood or provide adequate mitigation for these risks.

In particular the desk study report is considered to be too old to be representative of the current site characteristics because the report is from 2008 and therefore the desk study needs to be brought up to date in order to demonstrate that the current condition and environmental designations are understood.

This planning application has therefore failed to meet the requirements of paragraphs 174 and 183 of the National Planning Policy Framework.

Overcoming our objection

The applicant should provide information to demonstrate to the local planning authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This information should include a current desk study including site walkover to demonstrate that the current condition of the site and environmental designations have been adequately characterised.

Environment Agency
Trent Side North, West Bridgford, Nottingham, NG2 5FA.
Customer services line:

www.gov.uk/environment-agency

Cont/d..

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Yours sincerely

Mr Munashe Mavunga
Planning Advisor

Direct e-mail