

High Peak Borough Council  
Development Control  
Municipal Buildings Market Place  
Glossop  
Derbyshire  
SK13 8AF

**Our ref:** LT/2023/127992/01-L01  
**Your ref:** DOC/2023/0045  
**Date:** 16 August 2023

Dear Sir/Madam

**DISCHARGE OF CONDITIONS 6, 8, 9, 13, 14, 16, 17 AND 20 IN RELATION TO  
APPLICATION HPK/2020/0073  
CARPENTER PLC, DINTING LODGE INDUSTRIAL ESTATE, DINTING, GLOSSOP**

**Environment Agency Position**

We have reviewed the following document as part of the discharge of conditions from planning application HPK/2020/0073:

- Phase 2 Site Investigation Report New Car Park, Carpenter, Glossop Prepared by Clancy Consulting Ltd April 2023 10/1576.1/001 Rev. 00

A number of discrepancies have been found in the report, principally the laboratory certificate for the groundwater sampling, the sample numbers do not match up with any recorded boreholes drilled so it is not clear where they are located on the site. The limit of detection for Copper is 4µg/l yet the assessment criteria is 1 this means that all the samples are actually above the threshold criteria. There does appear to be high levels of copper in the soils around WS5 and it is not clear how close this is to any well sampling. It is also not clear whether any groundwater level monitoring has been completed on the site, it is presumed that the groundwater will be in hydraulic continuity with the Glossop Brook to the southwest but there has been no sampling at the brook or upstream and downstream to identify if issues with heavy metals are present.

Until the issues raised are addressed we cannot support the discharge of condition 17

The other condition requested by the Environment Agency is condition 20. We are satisfied that this condition can be discharged.

Yours faithfully,

**Mr Joshua Milsom**  
**Sustainable Places Planning Advisor**

Direct e-mail