
From: Rhodes, Matthew
Sent: 03 January 2024 12:32
To: Simpkin, Rachael.
Cc: Planning Comments (HPBC)
Subject: RE: HPK/2022/0300 & DET/2023/0018 - Former Aldi Site, Station Road, Buxton *URGENT*

Categories:

Hi Rachael

DET/2023/0018	08/12/2023	08/12/2023	ALDI, Station Road, Buxton, Derbyshire, SK17 6AQ	Application to determine if prior approval for - to demolish Aldi Food Store, New Restaurant to be built - HPK/2022/0300
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COMMENTS:

The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.

Construction

The construction/demolition stage of the development could lead to an increase of noise and dust etc. experienced at sensitive premises and subsequent loss of amenity, for this reason conditions <***> to <***> are suggested.

Any recycling of demolition materials should be subject to an appropriate environmental permit or exemption; or processed through a DoW CoP Materials Management Plan (MMP)

INF12 – DEMOLITION/REFURBISHMENT: ASBESTOS INFORMATIVE

A Demolition or refurbishment asbestos survey and risk assessment should be carried out prior to the demolition/renovation of the existing buildings. The enforcing authority for this type of work is the Health and Safety Executive (HSE) and it is recommended that you contact them directly to discuss their requirements: <http://www.hse.gov.uk/>

CONDITIONS:

1. CDD01B - CONSTRUCTION AND DEMOLITION – DUST

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

2. CDD02 - CONSTRUCTION & DEMOLITION: WASTE DISPOSAL

Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.
There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

3. NSD12 - BEST PRACTICAL MEANS

The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974 to reduce noise and vibration from the site to a minimum, shall be employed at all times during construction.

4. NS02A - CONSTRUCTION & DEMOLITION WORKS: TIME OF OPERATIONS

Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:30 - 14:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this condition, a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

5. CDD14 - ON SITE RADIO

During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

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From: Simpkin, Rachael.
Sent: Tuesday, January 2, 2024 2:08 PM
To: Rhodes, Matthew
Subject: FW: HPK/2022/0300 & DET/2023/0018 - Former Aldi Site, Station Road, Buxton *URGENT*
Importance: High

Hi Matt,

Happy New Year 2024!

Please see email below.

Comments on the attached demolition statement would be appreciated by the 4th January please.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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From: Simpkin, Rachael.
Sent: Tuesday, January 2, 2024 2:03 PM
To: Al Tahhan, Huda
Cc: Planning, Lower Trent
Subject: FW: HPK/2022/0300 & DET/2023/0018 - Former Aldi Site, Station Road, Buxton *URGENT*

Hi Huda,

Hope you are well.

I have attached your latest consultation comments and decision notice in relation to the McDonalds Drive Thru ref. HPK/2022/0300.

We have now received DET/2023/0018, which proposes demolition of the building and therefore with reference to the source zone protection conditions, would you consider whether the following is beyond the scope of demolition with regard to the statement below and attached document or whether further information is required in these regards for demolition to proceed without impacting on the source protection zone.

A response will be appreciated by the 4th January 2024 please, as the decision needs to be issued on Friday 5th January.

- *“Demolition of all above ground structures including the existing Aldi building and removal of all waste which cannot be recycled on site.*
- *Grubbing out all existing foundations under the proposed restaurant location.*
- *Grubbing out shallow relic foundations in the remainder of the site which may otherwise inhibit the installation of new drainage or other proposed construction work.*
- *Stockpiling any suitable granular materials.*
- *Existing trees, roots and shrubs (including invasive species) within the site to be grubbed-up and disposed of off-site, unless these are specifically noted to be retained*
- *The reduction to underside of slab/formation level of all structural and non-structural elements including the grubbing out of all foundations and decommissioning of existing services.*
- *All site boundary fences and retaining walls to be left intact and not undermined.*
- *All manholes which are not being retained are to be broken out to a depth of 500mm from the proposed finished ground level. Any sewage or silt must be rinsed out and the sewers plugged with concrete. The manholes must be backfilled with 6F1 or 6F2 capping material, rolled and compacted in 150mm layers in accordance with the DTP specification up to formation level.*
- *All drains which are not to be retained shall be removed and ends made good.*

- Existing drainage and services which are to remain are to be protected and made safe during the demolition works.
- All existing retaining walls and foundations are to remain intact, and not to be undermined by any excavation.
- All uncontaminated concrete materials may be removed from site directly, or crushed, stored, and then reused for backfill. The backfill material must be inert (physically tested) and shall be graded and compacted in accordance with the Specification for Highways Works Series 600. All excess unbound inert material may be removed from site. All other materials (including non-hazardous and hazardous materials) shall be removed from site and recorded, to a licensed waste facility via a verification plan.
- All concrete columns etc. to be broken down and all reinforcement removed. Reinforcement to be disposed of off-site and concrete arisings shall be added to stockpile.
- Any asbestos based materials present to be taken down and removed by a licensed asbestos remover.
- The site shall be left in a tidy condition upon completion and the road is to be kept clean during the contract”.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

Development Services

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From: Al Tahhan, Huda

Sent: Monday, November 27, 2023 10:42 AM

To: Simpkin, Rachael.

Cc: Planning, Lower Trent

Subject: RE: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Hello Rachel,

Hope you are well.

I will attach are new query response to this email.

I hope this answers your questions !

If you have any other questions, please feel free to email us!

Huda Al Tahhan

Planning Advisor, Sustainable Places - Planning Team

Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5FA 🌧

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From: Simpkin, Rachael.

Sent: 27 November 2023 10:18

To: Al Tahhan, Huda

Cc: Planning, Lower Trent **Subject:** FW: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT* **Importance:** High

Hi Huda,

Please see below.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council Mob:
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From: Simpkin, Rachael.
Sent: Monday, November 27, 2023 10:05 AM
To: 'Sharman, Jake'
Cc: 'Al Tahhan, Huda'
Subject: RE: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*
Importance: High

Morning Jake,

Apologies to chase but we are under immense pressure to issue the decision notice by the 30th November for this scheme and would it be possible to chase at your end regarding the proposed demolition of the building exception clause to the groundwater based conditions.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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From: Simpkin, Rachael.
Sent: Thursday, November 16, 2023 4:03 PM
To: 'Sharman, Jake'
Cc: Al Tahhan, Huda
Subject: RE: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Hi Jake,

Thank you for the update.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

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From: Sharman, Jake

Sent: Thursday, November 16, 2023 3:57 PM

To: Simpkin, Rachael.

Cc: Al Tahhan, Huda

Subject: RE: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Hi Rachael,

This site is in FZ1 so our flood risk team will not have comments.

The conditions were set by our groundwater team , Unfortunately they are short staffed this week .

We can chase them for a response , but I would suggest a reply next week is more likely .

Thanks

Jake

Jake Sharman

Planning Advisor, Sustainable Places - Planning Team

Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5FA

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From: Simpkin, Rachael.

Sent: 16 November 2023 09:53

To: Sharman, Jake

Cc: Al Tahhan, Huda

Subject: RE: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Hi Jake,

Thank you for the update.

Would it be possible to receive a reply from the flood team this week please?

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)

(She/Her)

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From: Sharman, Jake
Sent: Wednesday, November 15, 2023 10:07 AM
To: Simpkin, Rachael.
Cc: Al Tahhan, Huda ; [Rhodes, Matthew](#)

Subject: RE: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Hi Rachael,

I will Forward this to our groundwater team to comment on , as they are the ones who wrote the original conditions, We will respond to you once we have received a reply.

Thanks

Jake Sharman

Planning Advisor, Sustainable Places - Planning Team

Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5FA

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From: Simpkin, Rachael.
Sent: 14 November 2023 17:47
To: Sharman, Jake
Cc: Al Tahhan, Huda ; [Rhodes, Matthew](#)

Subject: FW: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Importance: High

Hi Jake,

I hope you are well.

Please see below and therefore the applicant is wishing to exclude demolition works from the planning condition obligations contained within your response.

I have advised the applicant that the prior notification process will not save them any time and this matter is best dealt with at this stage of the process.

It would therefore be appreciated if you can confirm ASAP whether this matter is acceptable or otherwise whether a demolition method statement is required firstly as we are aiming to issue the decision shortly.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

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From: Mat Carpenter
Sent: Monday, November 13, 2023 2:21 PM
To: Simpkin, Rachael.
Subject: Re: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Rachael,

We can only accept the conditions if your council can allow us to demolish the building first. We need to be able to undertake a full ground survey for design purposes before we can discharge the conditions. In order to do that, we need to demolish the existing. The easiest route would be prior approval. Are you happy to approve if I submit prior approval for demolition? I have already asked for a demolition method statement.

Thanks

Mat

Matthew Carpenter

From: Simpkin, Rachael.
Date: Sunday, 12 November 2023 at 13:46
To: Mat Carpenter
Subject: FW: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Mat,

Please see below and as attached. These conditions will be added to the draft DN. I will forward on for comment on Tuesday as I have committee Monday.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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From: Planning, Lower Trent **Sent:** Friday, November 10, 2023 4:01 PM
To: Simpkin, Rachael.
Subject: RE: HPK/2022/0300 - Former Aldi Site, Station Road, Buxton *URGENT*

Good Afternoon Rachael ,

Please find attached our revised comments for HPK/2022/0300.

Thank you for bringing this back to our attention,
Apologies for this, it appears there was an oversight during the screening process of applications coming to us.

Kind Regards,

Jake Sharman

Planning Advisor, Sustainable Places - Planning Team

Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5FA

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