
From: Simpkin, Rachael.
Sent: 04 January 2024 14:38
To: Planning (HPBC)
Subject: FW: HPK/2022/0300 & DET/2023/0018 - Former Aldi Site, Station Road, Buxton *URGENT*

Hi Planning Support,

EA comments for the public file please.

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: Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>
Sent: Thursday, January 4, 2024 11:59 AM
To: Simpkin, Rachael.
Subject: RE: HPK/2022/0300 & DET/2023/0018 - Former Aldi Site, Station Road, Buxton *URGENT*

Hello Rachel

Hope you are well!

I just want to make you aware that our Teams are currently understaffed and such a short turn around may not be possible next time.

Thank you for consulting us on HPK/2022/0300 & DET/2023/0018 - Former Aldi Site, Station Road, Buxton.

We have been provided with the following document to provide comments protective of Controlled Waters:

- Glanville Demolition Plan, McDonald's, Station Road, Buxton (ST1706), prepared for McDonald's Restaurants Ltd., Issue 1: 17th Nov 2023, reference 007_4210567_HG_DP

The site is situated on a principal aquifer and is in a groundwater source protection zone 1 (SPZ1) and is therefore in a highly sensitive location with respect to Controlled Waters. The development site has a history of industrial use and industrial buildings have been shown to be present on the site, so there is potential for contamination to controlled waters.

Background information

When we were first consulted on the planning application, we identified historic potentially contaminative activities undertaken on the site, however no information such as a preliminary risk assessment report (also known as a Phase 1 desktop study) was provided to assess the risk to controlled waters. As a result, we recommended planning conditions to ensure protection of Controlled Waters.

The applicant subsequently approached us circa early November ask if they would be allowed to undertake demolition works and we had no objection in principle to these works being undertaken (no proposals provided at that stage), with the previously recommended planning conditions remaining in force for the application site.

Current Consultation

The applicant has provided us with demolition plan for the site, however it appears to us that the demolition works goes beyond what would be considered demolition works and includes site preparatory works and construction works which could interfere with the assessment of the land contamination risk and the site and the subsequent remediation works, if deemed necessary.

Our expectation when giving permission to undertaking demolition works was that this included demolition of all above ground structures including the existing Aldi building. The applicant has also included removal of all waste which cannot be recycled on site. No other work was anticipated to be undertaken without prior discussion and agreement.

Due to the site setting being in a high-risk area with respect to Controlled Waters and given the historic potentially contaminative former site uses, we anticipate that the outcome of the land contamination Preliminary Risk Assessment report (also known as a Phase 1 desktop study) will require the undertaking of a Phase 2 Site Investigation & Generic Quantitative Risk Assessment report. If the applicant proceeds with the proposed demolition plan in the current form which goes beyond the demolition of all above ground structures and removal of waste that cannot be recycled on the site and insists on including site preparatory works and construction works, then it is likely that the ability to undertake a meaningful Phase 2 Site Investigation & Generic Quantitative Risk Assessment may become impaired.

Based on the provided information, if the demolition works exceeds demolition of all above ground structures including the existing Aldi building (and removal of non-recyclable waste), we are of the opinion that the demolition should not now be undertaken until the completion of the Land Contamination risk assessment reports i.e. the preliminary risk assessment and the Phase 2 Site Investigation & Generic Quantitative Risk Assessment report.

Huda Al Tahhan

Planning Advisor, Sustainable Places - Planning Team

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

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