

From: [EHealth Consultation](#)
To: [Planning Comments \(HPBC\)](#)
Cc: [Hannah Varley](#)
Subject: RE: DOC/2023/0078 - Environmental Health Consultation#
Date: 26 February 2024 11:52:20

Dear Hannah

Dear Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2023/0057 (DOC/2023/0078)	7(a)	Risk assessment approval	Yes	
HPK/2023/0057 (DOC/2023/0078)	7(b)	Remediation scheme approval	Yes	
HPK/2023/0057 (DOC/2023/0078)	7(c)	Carry out approved remediation	No	
HPK/2023/0057 (DOC/2023/0078)	7(d)	Contamination not previously identified	No	

*upon application

The contaminated land assessment submitted for this development may be accepted.

- IGE Consulting, “Combined Phase 1 & Phase 2 Geo-Environmental Investigation Report” (ref: 4059-01 RevA), dated 24 January 2024

The report satisfies condition/clause 7(a) and 7(b) of the approval HPK/2023/0057 and it is recommended that these may be discharged.

For remediation, it’s agreed that gas protection measures consistent with Ciria C665 Characteristic Situation 2, for a type C commercial building, will be adopted.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Matthew Rhodes
Sent: Thursday, January 18, 2024 12:32 PM
To: Planning (HPBC) <planning@highpeak.gov.uk>
Cc: Hannah Varley <Hannah.Varley@highpeak.gov.uk>
Subject: DOC/2023/0078 - Environmental Health Consultation#

Dear Planning

Dear Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2023/0057 (DOC/2023/0078)	7(a)	Risk assessment approval	No	
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*upon application

The contaminated land assessment submitted for this development may be accepted.

- IGE Consulting, "Combined Phase 1 & Phase 2 Geo-Environmental Investigation Report" (ref: 4059-01 First Issue), dated 31 October 2023

The report identifies the need for further assessment for ground gas associated with made ground, so it's not appropriate to recommend discharge of any conditions/clauses at this time . Given the relatively low risk presented I'm happy to discuss an appropriate scheme of gas protection, to be incorporated in lieu of monitoring. This scheme of gas protection shall be agreed in writing with the Local Planning Authority. Alternatively, the developer must submit a ground gas risk assessment for approval by the LPA.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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