

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

Our ref: LT/2023/128196/04-L01
Your ref: DET/2024/0004
Date: 01 March 2024

Dear Sir/Madam

**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A
PROPOSED: DEMOLITION OF BUILDINGS - ALDI FOOD STORE ALDI, STATION
ROAD, BUXTON, DERBYSHIRE, SK17 6AQ**

Thank you for consulting us on the Aldi Station Road, Buxton planning application for redevelopment into a McDonalds restaurant.

We have been provided with the following report to provide our comments with respect to the risks to Controlled Waters and the proposed piling activities in a high risk groundwater Source Protection Zone 1:

- Rick Brassington Consultant Hydrogeologist "Assessment of the possible impact on the Buxton Thermal Waters by the construction of a McDonald's Drive-thru Restaurant on the Aldi site at Station Road, Buxton; and
- Glanville Demolition Plan, McDonald's Station Road, Buxton (ST1706), Prepared for: McDonald's Restaurants Ltd Ref: 007_4210567_HG_DP_Issue 3, dated 26th February 2024.

Based on the provided information, we can confirm that if the report recommendations are implemented by the applicant- namely that if (1) either Continuous Flight Auger (CFA) piling or Vibro Concrete Columns (VCC) are utilised on the site, that (2) the depth of the piles below ground level do not exceed 10m depth and (3) the design engineer responsible for the design of the foundation complies with the requirements and recommendations within the above report, then based on the provided information, we are satisfied that the removal of the foundation slab can be undertaken and piling can be undertaken on the site with minimal risk to Controlled Waters and the underlying groundwater.

The applicant should ensure that a competent design engineer is responsible for the foundation design, that a site specific method statement is provided by the company undertaking the site piling PRIOR to commencing piling works and that a copy of the Rick Brassington report has been provided to them for assessment and review so the high groundwater vulnerability of the site and the requirements to mitigate risks during the site works is fully understood.

Yours faithfully

Ms Huda Al Tahhan
Planning Advisor