

From: [EHealth Consultation](#)
To: [Hannah Varley](#)
Cc: [Planning Comments \(HPBC\)](#)
Subject: RE: DOC/2022/0076 Environmental Health Consultation#
Date: 19 March 2024 12:45:09

Hi Hannah

The information may be accepted and I can confirm that condition 11 can now be discharged.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Hannah Varley <>
Sent: Thursday, January 11, 2024 4:24 PM
To: EHealth Consultation <>
Subject: RE: DOC/2022/0076 Environmental Health Consultation#

Good afternoon,

Since your previous comments regarding DOC/2022/0076, I have received some further information from the agent, which I have attached to this email.

Your further feedback regarding whether condition 11 can now be discharged is much appreciated!

Many thanks,

Hannah Varley Trainee Planning Officer
(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: EHealth Consultation <> **Sent:** Thursday, March 2, 2023 11:13 AM
To: Planning (HPBC) <>

Cc: Hollins, Hannah <> **Subject:** DOC/2022/0076
Environmental Health Consultation#

Dear Planning

Application number	DOC/2022/0076	Application type	Discharge of conditions
Site address	49 Hillcrest, Wood Cutters Way, Chapel-En-Le-Frith, Derbyshire, SK23 9TQ	Proposal	Discharge of conditions 4,11 and 12 in relation to HPK/2021/0131

Advice to LPA

The above application for discharge of conditions from HPK/2021/0131 has been forwarded to Environmental Health for consideration and from an Environmental Health point of view, the relevant conditions are 11 and 12.

Condition 11 – Importing top-soil

11. No top soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material shall be submitted to and agreed in writing by the Local Planning Authority prior to the soils being imported onto site. The methodology shall include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and validity evidence submitted to and approved in writing by the Local Planning Authority.

The methodology for the import of top-soils has not been agreed in writing prior to the submission of these test certificates. The test certificates on their own are insufficient to discharge the condition, as they lack site specific context. HPBC currently require validation of soil cover systems is undertaken in line with YALPAG guidance document “Verification Requirements For Cover Systems” version 4.1, dated June 2021; I’ve attached a copy of this for convenience.

Condition 12 – Foul and Surface Water Drainage

12. No development relating to drainage works shall commence until the foul and surface water drainage works details have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the drainage works have been completed in accordance with the approved details and shall be maintained thereafter.

The submission indicates foul water is to be disposed of via the public sewer, and this is an acceptable proposal from an Env Health viewpoint. I note, however; that this condition was requested by United Utilities.

Regards

Environmental Health

High Peak Borough Council, Town Hall, Buxton, Derbyshire. SK17 6EL
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire. ST13 6HQ

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