

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

Our ref: LT/2024/128514/01-L01
Your ref: DOC/2024/0025
Date: 01 May 2024

Dear Sir/Madam

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 32 IN
RELATION TO APPLICATION HPK/2022/0300
ALDI, STATION ROAD, BUXTON, DERBYSHIRE.**

Thank you for consulting the Environment Agency on the above application

Environment Agency Position

We object to the discharge of Condition 32 related to site contamination from the perspective of controlled waters protection.

We have reviewed the submitted reports: *Phase I Site Investigation JN1639, ST Consult, 20 December 2021* and *Phase II Site Investigation JN 1639, ST Consult, 31 January 2024*.

The Phase II report identifies that investigations were restricted due to the presence of buildings on site, leaving areas yet to be targeted by the investigations. The planning condition allows for demolition and site clearance to take place, in which case a full investigation of the site could have been carried out.

The Phase II report includes a plan of proposed investigation locations (Fig No.2) but does not appear to confirm the actual locations investigated. Furthermore, the sample point references do not match those used on the report, so it remains unclear which areas were targeted by the investigations.

The Phase II report makes recommendations that a *discovery strategy must be in place during the redevelopment to ensure that any hitherto unknown contamination is identified and dealt with in an appropriate manner*. We support such an approach in recognition that no site investigation can fully characterise a site and additional signs of contamination may be discovered during the development. No details of such a strategy have been provided, along with how it will be implemented and who the responsible qualified representative will be on site.

Yours faithfully

Mr Jake Sharman
Planning Advisor