

From: [Hannah Varley](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: DOC/2024/0019 - Environmental Health Consultation#
Date: 03 May 2024 10:14:05
Attachments: [image002.png](#)
[114-20190515 MR email re DOC20180116 - Conditions 19 relating to HPK20150524.pdf](#)

From: Matthew Rhodes

Sent: Thursday, May 2, 2024 5:41 PM
To: Hannah Varley
Subject: RE: DOC/2024/0019 - Environmental Health Consultation#

Hi Hannah

Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2017/0325 (DOC/2024/0019)	13	Risk assessment approval	Yes	
HPK/2017/0325 (DOC/2024/0019)	14	Remediation scheme approval	No	

Further to the additional reports submitted in support of the doc-14 of the approval

- Sutcliffe Investigations, “Phase III Remediation & Validation Strategy Proposals” (ref: 30241-SUT-ZZ-00-RP-G-7301), January 2024
- Smith Grant, “Ground Gas Risk Assessment Appraisal”(ref: R3340-L20240304), dated 6 March 2024

Previous reports

- Sutcliffe Investigations, “Phase 1 Preliminary Risk Assessment” (ref: 30241-LG-R01) dated April 2019
- Sutcliffe Investigations, “Phase 2 Interpretative Ground Assessment” (ref: 30241-LG-R02 RevA) dated August 2019

The Sutcliffe report (ref: 30241-SUT-ZZ-00-RP-G-7301, January 2024) identified a ground gas risk requiring remediation (gas protection) consistent with C665 Characteristic Situation 2/ NHBC Amber 1; and this was approved.

The Smith Grant report dated 6 March 2024, re-assesses the ground gas risk, as CS1, concluding that gas protection measures are not required within any of the proposed dwellings. This appears to be based upon the assumption that the principal gas source, a licensed landfill 20m+ to the north, has been developed for housing.

“The closest (Land adj Shaw Lane) accepted inert / construction waste and has since been redeveloped to residential housing, the presence of ground gas generating materials is therefore considered to be low.”

This was redeveloped under HPK/2016/0614 (approved on appeal). EH recommended contamination conditions but these were not carried forward into the approval. So, I’m not aware of a gas risk assessment for this development. Adjacent land was developed with CS2 gas protection under HPK/2015/0524

Documents relating to HPK/2015/0524

- Betts Associates, Ground Gas Assessment (ref: 16GEH001-GGA Rev1 Final), dated October 2016
- Email attached dated 15 May 2019

With this in mind I'm reluctant to recommend that condition 14 has been met. The Smith Grant report is making assumptions about the 2016/0614 development, that are not supported by evidence. If they were to reference a gas risk assessment for this site (2016/0614), that adequately characterises the gas regime, I may be in a position to review this position. CS2 is broadly consistent with full radon protection measures, so its not too onerous given the hazard presented.

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 <Hannah.Varley@highpeak.gov.uk>
Sent: Tuesday, April 30, 2024 11:32 AM
To: Matthew Rhodes <Matthew.Rhodes@highpeak.gov.uk>
Cc: EHealth Consultation <EHealth.Consultation@highpeak.gov.uk>
Subject: FW: DOC/2024/0019 - Environmental Health Consultation#

Hi Matt,

I was just wondering whether you have had chance to have a look over the additional document which has been submitted for DOC/2024/0019 at Land North Of Dinting Road, Glossop, Derbyshire, SK13 7UU?

Your feedback regarding whether condition 14 can now be discharged would be much appreciated!

Kind regards,

Hannah Varley Trainee Planning Officer
(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Tel: **01538 395400** Mob: **07812981964**

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From: Hannah Varley
Sent: Wednesday, April 3, 2024 12:30 PM
To: Matthew Rhodes <Matthew.Rhodes@highpeak.gov.uk>
Cc: EHealth Consultation <EHealth.Consultation@highpeak.gov.uk>
Subject: FW: DOC/2024/0019 - Environmental Health Consultation#

Hi Matt,

I have now received the missing document from the agent relating to DOC/2024/0019 at Land North Of Dinting Road, Glossop, Derbyshire, SK13 7UU, which I have forwarded to you.

I hope that this covers everything! If you could let me know whether the outstanding condition can now be discharged, that would be much appreciated!

Many thanks,

Hannah Varley Trainee Planning Officer
(She/Her)
Development Services
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From: Sherrie Shaw <sherrie.shaw@edenroseconsulting.co.uk>
Sent: Wednesday, April 3, 2024 9:08 AM
To: Hannah Varley <Hannah.Varley@highpeak.gov.uk>
Subject: Re: DOC/2024/0019 - Environmental Health Consultation#

Morning Hannah

Thanks for your email. had a wonderful Easter break, thanks - hope you did too.

Please find attached the missing report - apologies for that.

Just to clarify - this information needs to be considered for the 2no. DoC applications we have in relating to the 2no. Outline permissions on the site: **DOC/2024/0019** and **DOC/2024/0020**.

Should you need anything further please do not hesitate to contact me.

Kind regards
Sherrie

Sherrie Shaw

Director



Eden Rose Consulting

M: 07748661439

E: sherrie.shaw@edenroseconsulting.co.uk

From: Hannah Varley <Hannah.Varley@highpeak.gov.uk>
Sent: 02 April 2024 11:40
To: Sherrie Shaw <sherrie.shaw@edenroseconsulting.co.uk>
Subject: FW: DOC/2024/0019 - Environmental Health Consultation#

Hi Sherrie,

I hope you had a lovely Easter bank holiday!

Following your previous email, I got back in touch with Environmental Health and they responded with the email which I have forwarded to you. As soon as you are able to submit the requested document, I will reconsult them.

I look forward to hearing back from you.

Kind regards,

Hannah Varley Trainee Planning Officer

(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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ACHIEVING EXCELLENCE

From: EHealth Consultation <EHealth.Consultation@highpeak.gov.uk>
Sent: Thursday, March 28, 2024 12:44 PM
To: Hannah Varley <Hannah.Varley@highpeak.gov.uk>
Cc: Planning Comments (HPBC) <PlanningCommentsHPBC@highpeak.gov.uk>
Subject: RE: DOC/2024/0019 - Environmental Health Consultation#

Hi Hannah

The developer needs to submit all relevant and referenced documents. The first page of the Ground Gas Assessment Appraisal (ref: R3340-L20240304, dated 06 March 2024) referenced the following

- Phase III Remediation & Validation Strategy Proposals (ref. 30241-SUT-ZZ-00-RP-G-7301), January 2024

These docs need to be available on the planning portal.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

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