

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

**Our ref:** LT/2024/128492/01-L01  
**Your ref:** DOC/2024/0027  
**Date:** 19 April 2024

Dear Sir/Madam

**DISCHARGE OF CONDITION 36 OF HPK/2022/0300 .  
ALDI, STATION ROAD, BUXTON, DERBYSHIRE, SK17 6AQ**

Thank you for consulting the Environment Agency on the application.

**Environment Agency Position**

We have the following comments to make on this discharge of conditions application which relate to the protection of controlled waters only. Queries relating to human health should be directed to the relevant department of the Local Authority.

Our comments relate to Condition 36, which states "No development hereby approved shall be commenced (excepting demolition and site clearance) until detailed drawings of all existing and proposed underground works, including foundations, drainage and those of statutory undertakers have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, extent and depth of all excavations. All works shall be carried out in accordance with the approved details prior to any above ground construction of the development."

As we, the Environment Agency, did not place this condition we cannot recommend the discharge of condition or not. We note that the applicant has now submitted detailed drainage plans and also a perimeter section as requested. However, the condition above, states that the drawings should include existing and proposed underground works and the applicant has only submitted proposals, not current site details. Given the sensitivity of the area, more detailed information on the current groundworks including the groundwater profile would be recommended to ensure the protection of the potable groundwater source in the area.

Yours faithfully

**Mr Jake Sharman  
Planning Advisor**