

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

**Our ref:** LT/2024/128514/03-L01  
**Your ref:** DOC/2024/0025  
**Date:** 12 July 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**

From the perspective of controlled waters protection, we are satisfied that the requirements of condition 32, relating to land contamination has been met.

The submitted *Phase III Contamination Assessment, JN 1639, ST Consult, 17 April 2024* characterises areas of the site not previously tested and the identified levels of contamination are assessed in the report as not posing a risk to controlled waters.

Subsequently the *Remediation Strategy and Verification Plan, JN 1629, ST Consult, 5 June 2024* confirms that remediation is not required in order to protect controlled waters from the identified levels of contamination. The report also provides a watching brief strategy in the event that contamination not previously identified is encountered. It is essential that during construction any contamination identified is investigated, risk assessed and remediated as required.

Yours faithfully

**Mr Jake Sharman**  
**Planning Advisor**

Direct e-mail