

From: [Matthew Rhodes](#)
To: [Planning Comments \(HPBC\)](#)
Cc: [Rachael Simpkin](#)
Subject: DOC/2024/0025 - Environmental Health Consultation#
Date: 10 September 2024 14:55:37

Hi Rachael

Application number	DOC/2024/0025	Application type	Discharge of conditions
Site address	ALDI, Station Road, Buxton, Derbyshire, SK17 6AQ	Proposal	Application for Approval of Details Reserved by Condition 32 in relation to application HPK/2022/0300

Advice to LPA

The above application for discharge of conditions from HPK/2022/0300 has been forwarded to Environmental Health for consideration. Condition 32 relates to land contamination. Site risks are predominantly focused on controlled waters (regulated by the EA), however the submitted reports refer to human health (and other) receptors.

Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2022/0300 (DOC/2024/0025)	32(a)	Preliminary risk assessment (phase 1) approval	Yes	
HPK/2022/0300 (DOC/2024/0025)	32(b)	Site investigation scheme (phase 2) approval	Yes	
HPK/2022/0300 (DOC/2024/0025)	32(c)	Remediation scheme approval	Yes	
HPK/2022/0300 (DOC/2024/0025)	32(d)	Verification plan approval	Yes	
HPK/2022/0300	33	Carry out approved remediation		
HPK/2022/0300	34	Contamination not previously identified		

*upon application

The contaminated land assessment and remediation strategy submitted for this development may be accepted.

- o Southern Testing, “*Phase I Desk Study*” (ref. JN1639), dated 20th December 2021.
- o Southern Testing, “*Phase II Investigation Report*” (ref. JN1639), dated 31st January 2024.
- o Southern Testing , “*Remediation Strategy and Verification Plan*” (ref: JN1629), dated 5 June 2024
- o Rick Brassington, “*Assessment of the possible impact on the Buxton Thermal Waters by the construction of a McDonald’s Drive-thru Restaurant on the Aidi site in Station Road, Buxton*”, dated 22nd February 2024.

The reports satisfy condition/clause 32 of the approval HPK/2022/0300 and it is recommended that this may be discharged, subject to confirmation from the EA, which I understand has been received. The reports conclude that no significant contamination has been identified in the soils, relative to the proposed commercial end-use. On the basis of the gas monitoring to date, gas protection measures are not necessary. Full radon protection is, however, required on the basis of the desk study.

Potable water service pipes shall be Protecta-Line or similar (Pe-Al-Pe), unless it is demonstrated that this has been waived by the authorised water undertaker (Severn Trent).

Condition 33 and 34

Although not the subject of this application, these conditions may be discharged upon completion of ground/enabling works, following written confirmation (from the developer) that additional contamination has not been identified.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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