

From: [Matthew Rhodes](#)
To: [Planning Comments \(HPBC\)](#)
Cc: [James Stannard](#)
Subject: HPK/2024/0215 - Environmental Health Consultation#
Date: 16 September 2024 15:35:49

Dear Planning

Application number	HPK/2024/0215	Application type	Full - Householder
Site address	Canal House, Unnamed Road Alongside Canalside Cotts, Buxworth, Derbyshire, SK23 7NF	Proposal	Single storey rear extension, replacement side porch, use of second floor as a bedroom and works to form additional car parking space.

COMMENTS:

The Environmental Health Department has no objection to the proposed development subject to the conditions set out below being applied to any permission granted.

Sensitive Use

The site is in an historical industrial area and the proposed end use of the development is particularly sensitive to the presence of land contamination, for this reason the following conditions 1 is recommended.

CONDITIONS:

1. CL05 CONTAMINATED LAND – IF FOUND DURING DEVELOPMENT

If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, and shall be submitted to the Local Planning Authority without delay. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council
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