

From: [Matthew Rhodes](#)
To: [Planning Comments \(HPBC\)](#)
Cc: [James Stannard](#)
Subject: HPK/2024/0194 - Environmental Health Consultation#
Date: 16 September 2024 15:54:37

Dear Planning

Application number	HPK/2024/0194	Application type	Full - MINOR
Site address	Land adjacent to 208 Albion Road, New Mills, Derbyshire, SK22 3JR	Proposal	Full Planning Application seeking the construction of 3no. 3-bedroom, 3 storey townhouses following demolition to part of the boundary wall to Albion Road

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 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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