

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

Our ref: LT/2024/128831/01-L01
Your ref: HPK/2024/0283
Date: 03 October 2024

Dear Sir/Madam

REPLACEMENT RECEPTION BUILDING OFFICE.

LIME TREE PARK, DUKES DRIVE, BUXTON, DERBYSHIRE.

Thank you for consulting the Environment Agency on the above application.

Environment Agency position

The proposed development presents a risk to groundwater which is particularly sensitive in this location because the proposed development site:

- is within source protection zone 1
- is located upon a principal aquifer with high vulnerability.

The supporting evidence submitted in support of this planning application provides us with confidence that it will be possible to suitably manage the risks posed to groundwater resources by this development. Further detailed information will however be required before any development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the local planning authority.

In light of the above, the proposed development will be acceptable if a planning condition is included requiring submission and subsequent agreement of further details as set out below. Without this condition we would object to the proposal in line with paragraph 180 of the National Planning Policy Framework because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources.

Condition

The development hereby permitted may not commence until such time as a scheme to agree sewage pipe work specifications (in SPZ1s) foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason(s)

To ensure that the proposed foul drainage does not harm groundwater resources in line with paragraph 180 of the National Planning Policy Framework and Position Statement G8 of the 'The Environment Agency's approach to groundwater protection'.

Yours faithfully

Mr Jake Sharman
Planning Advisor

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