

From: [EHealth Consultation](#)
To: [Planning \(HPBC\)](#)
Cc: [Rebecca Bowers](#)
Subject: DOC/2024/0076 - Environmental Health Consultation#
Date: 14 November 2024 12:45:04

Dear Rebecca

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Application number	DOC/2024/0076	Application type	Discharge of conditions
Site address	Bridgeholme Mill , Bridgeholme , Chinley , Derbyshire , SK23 6DX	Proposal	Discharge of Conditions 3, 4, 5, 6 & 7 in relation to application HPK/2022/0443/A

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Advice to LPA

The above application for discharge of conditions from HPK/2022/0443 has been forwarded to Environmental Health for consideration and from an Environmental Health point of view, condition 5 is relevant.

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Refusal of the discharge of condition is recommended. The submission fails to meet the terms of the condition.

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Condition 5 – Ground Gas

No foundation works shall be commenced until a report detailing ground gas protection measures has been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the agreed plan.

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The appeal decision rational stated the following:

33. The appellant has stated that ground gas compliance was completed as part of the work on the existing building. However, there is no substantive evidence before me to demonstrate this. As such, I have included a condition requiring ground gas measures to be provided to and approved by the Council in the interest of safety. For the same reason, a condition is also required in relation to unexpected contamination.

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It's clear from this that the intention of the appeal condition 5 is for the developer to install ground gas protection consistent with and complementary to the existing development HPK/2016/011(Con 9) and discharged in DOC/2016/0110. So, we're not having a discussion about whether ground gas protection is required, rather the developer needs to demonstrate how they will achieve appropriate protection. This has already been determined (DOC/2016/0110) as measures consistent with CS2 (CIRIA C665) and BS 8485:2015, totalling a minimum of 1.5 points of protection.

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Regards

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Matthew Rhodes
Environmental Health Officer (Pollution and Environment)
High Peak Borough Council and Staffordshire Moorlands District Council

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