
From: Matthew Rhodes

Sent: 25 February 2025 13:09

To: 'andy singleton'

Cc: Planning (HPBC) James Stannard **Subject:** RE: Planning application HPK/2024/0279 - proposed contaminated land assessment

Hi Andy

The ph1 is accepted and I can confirm that the proposed ph2 works appear appropriate to further the conceptual site model.

- GroundFirst, Phase 2 Proposals (ref: 4431P1), dated 24 February 2025
- GeoSmart, "*Phase 1 Contaminated Land Assessment*" (ref: 85171R1), dated February 2025

Can you forward the docs onto the planning officer please?

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: andy singleton
Sent: 25 February 2025 11:32
To: Matthew Rhodes
Subject: Re: Planning application HPK/2024/0279 - proposed contaminated land assessment

Hi Matthew

Many thanks for the swift response which is much appreciated.

The GeoSmart Phase 1 report can be accessed via the following link: https://storage.googleapis.com/client_reports/85171R1.pdf

Best wishes
Andy

Andy Singleton
Technical Director

Groundfirst

From: Matthew Rhodes
Date: Tuesday, 25 February 2025 at 11:27
To: andy singleton
Subject: RE: Planning application HPK/2024/0279 - proposed contaminated land assessment

Hi Andy

The proposals (GroundFirst, ref: 4431P1, dated 24 February 2025) appear to be sensible; however, I've not had sight of the phase 1 site study. I shouldn't really comment in detail without casting an eye over this.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

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From: andy singleton
Sent: 25 February 2025 10:22
To: Matthew Rhodes

Cc:

Subject: Planning application HPK/2024/0279 - proposed contaminated land assessment

Dear Matthew

Ground First has been appointed to undertake a Phase 2 ground investigation at a plot of land on Bank Lane, Tintwistle, SK13 1NQ in support of planning application ref: HPK/2024/0279 (construction of a single detached dwelling).

The need for a Phase 2 assessment was identified following a recent Phase 1 desk study (completed by GeoSmart Information Ltd), on the basis that the application site was historically occupied by a sandstone quarry which appears to have been partially infilled. Subsequent to the Phase 1 report, consultation with the site owner (who has lived in and around the site for many decades) has provided some further clarify regarding the site's land use history. As such, the quarry is understood to have been backfilled with boiler waste from the former Bridge Mill cotton mill; the infilling occurred over 50 years ago and the resultant wastes are reported to be of the order 2 m thick within the application area. On the basis of the reported infilling activity (i.e., the deposited wastes appear to be of a relatively modest scale, were placed many years ago, and are likely to be largely inert in nature) a drilling investigation (with repeat gas monitoring) is not considered to be appropriate. Hence, we have proposed a trial pitting approach with some 'forensic' soil descriptions and TOC analysis (as per CLAIRE RB17) alongside wider soil quality testing (including leachability analyses). The proposed scope of works is described in full within the attached document.

I'd be most grateful if you are able to review the attached scope of works and provide any comments. I gather that the planning officer is keen to receive the Phase 2 findings as soon as possible (in order to inform the planning decision), hence, if you are able to respond this week, that would be much appreciated.

Best wishes
Andy

Andy Singleton
Technical Director

Groundfirst

Web: www.groundfirst.com

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