



Mark Jones

PLANNING CONSULTANCY

Your Ref: - HPK/2022/0115 and APP/H1033/W/22/3311107

6th March 2025

High Peak Borough Council
Planning Department
PO Box 136
Buxton
SK17 1AQ

Dear Sir/Madam,

Condition Discharge Application - 5

Location of Development:

Hilltop Cottage, Hilltop Road, Glossop, Derbyshire, SK13 7QJ

Description of Development: Demolition of existing stables and outbuildings and erection of single storey dwelling and associated works

I refer to the above planning application which was approved on 27th September 2022 subject to planning conditions (HPK/2022/0115). An appeal against some of the planning conditions was successful, including the re-wording of condition 5 in respect of a site risk assessment in respect of land contamination. The revised condition 5 states:

“(5) No development, with the exception of demolition, shall commence until a site risk assessment has been undertaken to assess the nature and extent of any contamination on the site in accordance with a scheme to be agreed with the Local Planning Authority. Once completed, a written report of the findings and recommendations shall be submitted to and approved in writing by the Local Planning Authority.

If the site risk assessment indicates that potential risks exist, development shall not commence, with the exception of demolition, until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority. The approved remediation strategy shall be implemented in full. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out should be submitted to and

approved in writing by the Local Planning Authority. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures."

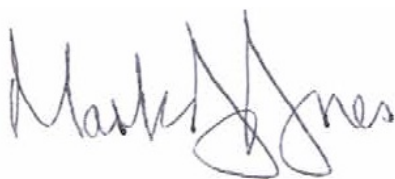
As part of the original planning permission for the development a Phase 1 Desk Study and Preliminary Geoenvironmental Assessment was undertaken by WML Consulting Ltd which found that there was a 'low' or 'very low' chance of contamination. However, it was recommended that site investigations be undertaken to provide information on the physical and chemical ground conditions. This will enable assumptions made in the preliminary site conceptual model to be confirmed or modified so as to assess the actual environmental risks posed by the site.

WML were appointed to undertake a Phase 2 Geo-environmental Investigation and Assessment of the site (10391G-WML-XX-ZZ RP-G-0002 Feb 2025). The objective of the ground investigation and assessment was to provide geotechnical recommendations for construction design purposes together with a geo-environmental risk assessment in terms of possible ground contamination. A Remediation Strategy (10391G-WML-XX-ZZ RP-G-0003 March 2025) also accompanies the application to accord with the requirements of the planning condition as traces of mercury were found on the site. Once the works have been completed a verification report will be submitted to confirm that the Remediation Strategy has been implemented. Likewise, if any additional contamination is found during the course of development further remediation measures will be submitted to and approved in writing by the Local Planning Authority.

A part discharge of the condition is requested, with full discharge once the verification report has been issued.

Please do not hesitate to contact me should you require clarification or further information.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Mark Jones', with a stylized, cursive script.

Mark Jones BA Hons BTP DMS MRTPI
Planning Consultant
Mark Jones Planning Consultancy