

From: [Matthew Rhodes](#)
To: [James Stannard](#)
Cc: [Planning \(HPBC\)](#)
Subject: RE: DOC/2025/0009 - Discharge of Condition 7 in relation to HPK/2022/0456
Date: 25 March 2025 15:49:51

Hi James

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DOC/2025/0009	10/02/2025	10/02/2025	Land Rear Of 21 , Dinting Vale , Dinting , Glossop , Derbyshire ,	Discharge of Condition 7 in relation to HPK/2022/0456 approved on appeal APP/H1033/W/24/3339815
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Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2022/0456 (DOC/2025/0008)	6	Top soil importation – approval of scheme		
HPK/2022/0456 (DOC/2025/0009)	7(a)	Remediation scheme approval	Y	
HPK/2022/0456	7(b)	Carry out approved remediation		
HPK/2022/0456	7(c)	Contamination not previously identified		

*upon application

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Advice to LPA

The above application for discharge of conditions from HPK/2022/0456 has been forwarded to Environmental Health for consideration.

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7) Prior to commencement of development, the Local Planning Authority should be provided with:

a) **Submission of Remediation Scheme –**

A detailed Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

b) **Implementation of Approved Remediation Scheme –**

The approved Remediation Scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to be carried out for remediation and for formation of the highway access, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the

approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority before commencement of development other than that required to carry out remediation and for the formation of the access road.

- c) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

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Condition 7(a) - Submission of Remediation Scheme

The scheme of remediation strategy (RemStrat) submitted in support of this application may be accepted.

- REFA, “*Remediation Strategy for Proposed Residential Development Dinting Vale etc*” (21168-REM-03), dated 21 January 2025

The RemStrat is bespoke for development plan ref: WH/DV/PSL/01 Rev P, and should be re-written and approved subject to any significant change in site layout.

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Remediation is outlined in section 4 of the RemStrat.

Limited ground contamination has been identified associated with pockets of made ground on an otherwise “clean” site. Should any additional made ground be encountered during ground works this must be assumed to be similarity contaminated (in line with section 4.6 of the report and condition 7(c)). The RemStrat proposes that identified made ground shall be delineated and removed from site, then replaced with suitable clean fill. No topsoil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development.

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Gas precaution measures consistent with CS2 (Amber 1) shall be utilised for plots 24 – 26, 46 – 51 and 74 – 80 . These shall be subject to inspection and verification by an independent engineer.

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Discharge of Condition

It’s recommended that the condition 7(a) of the approval (HPK/2022/0456 - APP/H1033/W/24/3339815) may be discharged.

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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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From: James Stannard

Sent: 18 March 2025 14:44

To: Matthew Rhodes

Cc: Niall Mellan

Subject: DOC/2025/0009 - Discharge of Condition 7 in relation to HPK/2022/0456

Hi Matt

I don't appear to have had any comments from EH in relation to the above application which relates to remediation.

Would you please review and confirm whether you would be happy for this condition to be formally discharged?

Regards

James Stannard Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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