

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

Our ref: LT/2024/128937/02-L01
Your ref: HPK/2024/0308
Date: 22 April 2025

Dear Sir/Madam

**REFURBISHMENT OF THE LOWER GROUND FLOOR LEVEL OF THE FORMER
GEORGE HOTEL INTO THREE APARTMENTS AND A COMMERCIAL
RESTAURANT UNIT, CLASS E.
THE GEORGE , ST JOHNS ROAD , BUXTON , DERBYSHIRE , SK17 6XW**

Thank you for re-consulting us on the above application. Following the applicant's further clarification:

"We are not carrying out any activities that could directly or indirectly pollute groundwater. There is no excavation involved in our works which are to an existing Listed Building, using existing drainage runs. All works are above existing slabs and there are no foundation works involved".

We have reviewed the documents again and consider that it satisfactorily addresses our earlier concerns about sufficient understanding about the risks to controlled waters.

Subject to the conditions below, we therefore withdraw our previous objection.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

· To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 180 of the National Planning Policy Framework

In the event of any changes to the already proposed plans we should be notified further.

Yours faithfully

Ms Huda Al Tahhan
Planning Advisor