



High Peak Borough Council

working for our community

13/05/2025

My ref: AAD/DOC/2025/0024

Your ref:

Mr Mark Jones
Mark Jones Planning Consultancy
4 Sykes Close
Greenfield
Oldham
OL3 7PT

Dear Mr Jones,

DOC/2025/0024 - Discharge of Condition 5 in relation to HPK/2022/0115 and APP/H1033/W/22/3311107 at Hilltop Cottage Hilltop Road, Glossop

I can confirm that:

Condition 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.

The submitted documents have been reviewed by the councils Environmental Health Officer, who confirms that, the contaminated land assessment and remediation strategies as set out below may be accepted.

- WML Consulting, "Phase 1 Desk Study and Preliminary Geoenvironmental Assessment" (ref: 10391G-WML-XX-ZZ-RP-G-0001), dated 28 February 2022
- WML Consulting, " Phase 2 Geo-Environmental Investigation & Assessment" (ref: 10391G-WML-XX-ZZ RP-G-0002), dated 12 February 2025
- 234-20250305_Ph3 RemStrat_Hilltop Cott, Glossop_
- WML Consulting, "Remediation Strategy (ref:10391G-WML-XX-ZZ RP-G-0003), dated 5th March 2025

However condition 5 cannot be fully discharged at this time as the following clauses remain outstanding:

- Carry out the remediation detailed in the approved remediation strategy, in full.
- Submission of a verification report to confirm that the effectiveness of the remediation carried out.

In these circumstances the council will grant a partial discharge of condition 5 , with the remaining outstanding clauses (implementation of the remediation scheme and the submission of a verification report) to be submitted and agreed before first occupancy.

If you require any further assistance please contact Agatha.Dutton@highpeak.gov.uk

Yours faithfully

13/05/2025

X 

Jane Colley

Signed by: Jane Colley Signature

Jane Colley
On behalf of High Peak Borough Council