

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

Our ref: LT/2025/129267/01-L01
Your ref: DOC/2025/0035
Date: 04 June 2025

Dear Sir/Madam,

**DISCHARGE OF CONDITION 35 PART 3 IN RELATION TO HPK/2022/0317
EASTERN MILL, MILLTOWN, GLOSSOP, DERBYSHIRE**

Thank you for the above consultation; received 09 May 2025. We have reviewed the submitted details and **do not** consider these sufficient to allow the discharge of condition 35 part 3. Please see our detailed comments below.

Environment Agency – Groundwater and Contaminated Land

Thank you for the submission of a Remediation Verification Report (Dated April 2025) for the former Volcrepe Works, Milltown, Glossop by Clancy Consulting Ltd pursuant to the application to discharge part 3 of condition 35 as attached to HPK/2022/0317.

A check of the records available to the Environment Agency indicates that the additional ground investigation and assessment that were requested in our previous comments, relating to planning application HPK/2022/0317, have not been provided to us. We therefore are missing the following reports:

- Clancy Consulting Ltd Report “Geo-Environmental Appraisal Report” Ref 10/2294/001, updated May 2023.
- Clancy Consulting Ltd Report “Phase 2 Site Investigation Report” Ref 10/2294/002, dated December 2023.
- Clancy Consulting Ltd Report “Remediation Method Statement, Former Volcrepe Works, Milltown, Glossop” Ref 10/2294/003 Rev 02, dated February 2024.

As a result of this missing information, **we are unable to recommend that part 3 of condition 35 can be discharged at this time as we are unable to agree that the works reported under this cover are sufficient for the protection of controlled waters.**

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me at the email address below.

Yours faithfully,
Ms Georgia Griffiths
Planning Advisor