



High Peak Borough Council

working for our community

9th June 2025

My ref: DOC/2025/0004

Mrs Heather Lindley-Clapp
Nexus Planning
One Express
1 George Leigh Street
Manchester
United Kingdom
M4 5DL

Dear Mrs Heather Lindley-Clapp

DOC/2025/0004 - Discharge of Conditions 28, 29 and 31 in relation to application HPK/2019/0316 at the Former Shire Hill Hospital, Bute Street, Glossop, Derbyshire, SK13 7QP.

I can confirm that in respect of:

Condition 28: which requires that prior to the commencement of any development that submission of a detailed assessment of the potential contamination risks are undertaken by a suitably qualified contaminated land practitioner in accordance with BS 101175 – investigation of potentially contaminated sites (Code of practice) and the Environment Agency's model procedures in land management of Land Contamination (CLR 11).

And;

Condition 29: which requires any risks associated with contamination to be the subject of a detailed remediation scheme which shall be submitted and approved in writing by the local planning authority prior to commencement of development. The strategy is required to be sufficiently detailed to ensure that the land can no longer qualify as contaminated land under Part IIA of the Environmental Protection Act (1990). A verification report is required to be submitted to the Local planning Authority prior to occupation.

And;

Condition 31: which requires the submission of an intuitive pre-demolition asbestos survey in accordance with HSG264 and a mitigation plan to reduce risks to potential occupiers and the wider public, to the local planning authority for approval. The mitigation scheme must be carried out prior to commencement of development.

The following documents have been reviewed by the local planning authority and the environmental health officers (pollution and environment) and are deemed to be acceptable. This includes the following documents:

- Combined phase 2 geo-environmental investigation, updated risk assessment and remediation strategy prepared by LK Group Ref: LKG 23 1297-BK-GI-Shire Hill RO, dated February 2024.
- Refurbishment and demolition survey, prepared by Euro Asbestos Surveys Limited, Ref: RDS 1375 – dated 22 April 2023
- Asbestos Management Plan prepared by LK Group Ref: LKC 23 1297-C1-AMP-Shire Hill, Glossop R0, dated 08 March 2024

These documents are based on earlier work submitted in support of the planning application which form part of the outline planning application (HPK/2019/0316) which for completeness are also listed below and also formed part of the consideration of the above documents and strategies:

- Phase I And II Ground Investigation Report, undertaken by Mewies Engineering Consultants Ltd (M-EC) (Ref: 25127-GI-01-01, dated February 2020).
- Phase I Geo-Environmental Desk Study Report, undertaken by EPS (Ref: UK19.4488) ,dated 29th May 2019.

Having reviewed the above, the local planning authority therefore confirm that:

Condition 28 is discharged subject to compliance with the details and recommendations included within those reports – specifically those contained in chapter 8 of the combined phase 2 geo-environmental investigation (Prepared by LK Group Ref: LKG 23 1297-BK-GI-Shire Hill RO).

Condition 29 is also part-discharged insofar as the remediation scheme is agreed (as per chapter 8) of the phase 2 geo-environmental investigation (Prepared by LK Group Ref: LKG 23 1297-BK-GI-Shire Hill RO). The development should proceed in complete accordance with the details and recommendations set out in that report. Full discharge of this condition can only be confirmed following submission of a final verification report which must be submitted prior to occupation of any dwelling on the site.

Condition 31 is discharged subject to all development being undertaken completely in line with the recommendations made within the Refurbishment and demolition survey (prepared by Euro Asbestos Surveys Limited, Ref: RDS 1375 – dated 22 April 2023) and the Asbestos Management Plan (prepared by LK Group Ref: LKC 23 1297-C1-AMP-Shire Hill, Glossop R0, dated 08 March 2024).

If you have any questions regarding the above please contact bob@urbanimprint.co.uk or ben.haywood@highpeak.gov.uk

Yours sincerely,

09/06/2025

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services