

From:
To:
Cc:
Subject: DOC/2025/0035 - Environmental Health Consultation#
Date: 18 June 2025 10:11:34

Hi Hannah

Application number	DOC/2025/0035	Application type	Discharge of conditions
Site address	Eastern Mill , Milltown , Glossop , Derbyshire ,	Proposal	Discharge of condition 35 part 3 in relation to HPK/2022/0317

Advice to LPA

The above application for discharge of conditions from HPK/2022/0317 has been forwarded to Environmental Health for consideration. **Condition 36** relates to land contamination and as the submission includes contaminated land reports it's assumed that condition 36 is the correct discharge applied for.

Condition 36 - Land Contamination

Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2022/0317 (DOC/2025/0035)	36(1)	Risk assessment approval	Yes	See email of 23/08/2024
HPK/2022/0317 (DOC/2025/0035)	36(2)	Remediation scheme approval	Yes	
HPK/2022/0317 (DOC/2025/0035)	36(3)	Carry out approved remediation	No	
HPK/2022/0317 (DOC/2025/0035)	36(4)	Contamination not previously identified	No	

*upon application

The land contamination reports submitted in support of this application may be accepted.

- Clancy Consulting, "*Supplementary Phase 2 Site Investigation Report*" (ref: 10-2294-002-Rev.01), dated December 2023
- Clancy Consulting, "*Remediation Method Statement*" (ref: 10-2294-003 Rev002), dated February 2024
- Clancy Consulting, "*Remediation Verification Report*" (ref: 10-2294-004 Rev001), dated 24 April 2025

The remediation verification report (ref: 10-2294-004 Rev001) describes additional site investigation works undertaken in the area of the former mill pond. With reference to my email of 23/8/24 the site may be considered to be adequately characterised, and the risk assessment is approved (condition 36(1)). This condition/clause may be discharged (subject to EA approval)

The submitted remediation method statement (ref: 10-2294-003 Rev002), forms the approved scheme of remediation with reference to condition 36(2). This condition/clause may be discharged (subject to EA approval).

The April 25 report (ref: 10-2294-004 Rev001) details further works of remediation that are required and these form part of the approved scheme of remediation, in addition to those agreed within the Feb 24 report.

Condition 36(3)

The developer must carry out the approved scheme of remediation and provide validation/verification. Details of validation required are detailed within the approved RemStrat.

Condition 36(4)

May be discharged on completion of significant ground works and once remediation is complete, subject to approval by the LPA (Env Health).

Note: The EA carry out the regulatory function for controlled waters and special sites

under Part 2A, Env Health carry out the regulatory function for soils etc. The reports identify a risk to controlled waters so the LPA should receive EA approval before discharging any contamination condition.

Regards

Matthew Rhodes

Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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