

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

Our ref: LT/2025/129620/01-L01
Your ref: HPK/2025/0461
Date: 12 December 2025

Dear Sir/Madam,

**APPLICATION FOR THE VARIATION OF CONDITION 37 OF PLANNING
APPLICATION HPK/2022/0317 FOR RESIDENTIAL DEVELOPMENT AT MILLTOWN,
GLOSSOP
EASTERN MILL, MILLTOWN, GLOSSOP, DERBYSHIRE**

Thank you for the above consultation; received 24 November 2025. Our detailed comments are as follows.

Environment Agency Position – Groundwater and Contaminated Land

The letter dated November 2025 regarding the application to vary the wording of condition 37 (piling) to reflect that parts of the site have already benefitted from piling and ground improvements.

We have no objection to the revised wording of the condition 37.

We reaffirm the need, going forwards as per our advice and guidance in June 2025, that to support the piling operations in Phase 2 of the site development suitable supporting information needs to be submitted in order to discharge this revised condition as what has already been submitted is not sufficient.

We advise the applicant to consider the following guidance documents prior to future submissions.

- Piling in layered ground: risks to groundwater and archaeology (Science Report SC020074/SR), Environment Agency 2006.
<https://assets.publishing.service.gov.uk/media/5a7cb3e7e5274a2f304ef922/scho0906bllu-e-e.pdf> , and
- Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. CL:AIRE, 2025
<https://claire.co.uk/component/phocadownload/category/22-important-industry-documents?download=1042:piling-guidance>

Please note that this response is based on the information provided at this time and if this changes in the future, we would need to consider our position again.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you require any additional information, or wish to discuss these matters further,

Environment Agency
Trent Side North, West Bridgford, Nottingham, NG2 5FA.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

please do not hesitate to contact me at the email address below.

Yours faithfully,

Ms Georgia Griffiths

Planning Advisor

Direct e-mail planning.trentside@environment-agency.gov.uk

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