

Ms Rachael Simpkin
High Peak Borough Council
Planning Policy
Municipal Buildings Market Place
Glossop
Derbyshire
SK13 8AF

Our ref: LT/2023/127901/05-L01
Your ref: HPK/2023/0118
Date: 12 December 2025

Dear Ms Simpkin,

DEMOLITION OF EXISTING MILL OUTBUILDINGS AND RENOVATION OF MILL INTO 8 APARTMENTS AND ERECTION OF 29 NEW DWELLINGS TOGETHER WITH ASSOCIATED CAR PARKING, LANDSCAPING AND HIGHWAY WORKS LAND AT HOLE HOUSE MILL, MARPLE ROAD, CHISWORTH, DERBYSHIRE, SK13 5DH

Thank you for re-consulting us on the above application on 03 December 2025, following the submission of additional plans. The additional documents do not satisfactorily address our earlier concerns. We therefore maintain our response dated 14 February 2024. Please see our detailed comments below.

Environment Agency Position – Groundwater and Contaminated Land

No additional land contamination reporting has been submitted with this application. Therefore no further information has been received which addresses our concerns outlined in LT2023/127901/03 regarding the risk to controlled waters from hydrocarbon contamination found in WS104. There is insufficient soil and groundwater analytical data (PAH/SVOC/VOC and accredited BTEX and TPH) and delineation of the hydrocarbon contamination found in WS104 to provide confidence in the protection of controlled waters.

Therefore, risk to controlled waters from hydrocarbons and other semi volatile and volatile organic carbons requires further assessment. Based on the information, received our previous comments and recommended conditions under LT/2023/127901/03 still apply.

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application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn.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, please do not hesitate to contact me at the email address below.

Yours sincerely,
Ms Georgia Griffiths
Planning Advisor
Direct e-mail [REDACTED]