

From: Christopher Humphreys
Sent: 18 December 2025 13:02
To: Planning (HPBC)
Subject: HPK/2025/0457

Categories:

Dear Planning,

Application number	HPK/2025/0457	Application type	Full - MINOR
Site address	MORRISONS PETROL FILLING STATION , Bakewell Road , Buxton , Derbyshire , SK17 9TB	Proposal	Replacement forecourt canopy, installation of 2no. 75,000L underground fuel tanks, widening of egress, relocation of vent stacks and associated works.

In relation to the above application, Environmental Health has no objection subject to the following:

Noise from development works - condition

Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.
- All deliveries to the site shall be limited to within the above hours.

In this condition, a noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Land contamination - Condition

The application is accompanied by a Phase 1 Land Contamination report (SLR. 427.010073.00001, dated 21 October 2025).

Due to the potential impacts to ground and surface waters, the Environment Agency must be consulted on this application.

Condition

Prior to the installation of any new underground fuel tanks, fuel lines, pumps and associated forecourt infrastructure, the applicant shall undertake a scheme of further

investigation and validation sampling as identified in Section 6.0 of the Phase 1 Land Contamination report.

If unexpected contamination is found the development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 1c has been complied with in relation to that contamination.

1a. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority.

1b. If the site risk assessment indicates that potential risks exist, development shall not commence until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been prepared, and is subject to the approval in writing by the Local Planning Authority.

1c. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.

Environmental Permitting - Informative

The site is subject to an Environmental Permit issued by Environmental Health at High Peak Borough Council. The applicant is advised that should planning permission be granted, and following the site being brought into first use following the implementation of the proposed changes, the applicant must submit and have approved a variation to the environmental permit to take account of the proposed changes.

Kind regards,

Christopher Humphreys
Pollution and Environment Officer
Environmental Health
High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk | Follow HPBC on [X](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [X](#) | [Facebook](#)



Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
