

From: EHealth Consultation
Sent: 16 January 2026 12:52
To: Planning (HPBC)
Cc: James Stannard
Subject: RE: DOC/2025/0077 - Environmental Health Consultation#

James

Application number	DOC/2025/0077	Application type	Discharge of conditions
Site address	DERBYSHIRE COUNTY COUNCIL WORKS DEPARTMENT , Ashbourne Lane , Chapel-En-Le-Frith , Derbyshire , SK23 0PA	Proposal	Discharge of conditions 3, 5, 7, 8, 14, 21, 24 and 25 in relation to HPK/2024/0143

Further to my email dated 12 December 2025.

Condition 7 – Land Contamination

Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2024/0143 (DOC/2025/0077)	7(a)	Risk assessment approval	Yes	Subject to EA approval.
HPK/2024/0143 (DOC/2025/0077)	7(b)	Remediation scheme approval	Yes	Subject to EA approval.
HPK/2024/0143 (DOC/2025/0077)	7(c)	Carry out approved remediation	No	
HPK/2024/0143 (DOC/2025/0077)	7(d)	Contamination not previously identified	No	

*upon application

The contaminated land assessments and remediation strategies submitted for this development may be accepted.

- ARC ENVIRONMENTAL “Phase 1: Desk Top Study Report” (ref: 23-873), dated 26 October 2023
- HYDROCK, “Phase 2 Ground Investigation Report” (ref: 32978-HYD-XX-XX-RP-GE-0001), dated 30 April 2024
- STANTEC, “Remediation Strategy and Verification Plan” (ref: 333801838-HYD-XX-XX-RP-G-0002), dated 31 October 2025

The report satisfies condition/clause 7(a) and 7(b) of the approval HPK/2024/0143 and it is recommended that these may be discharged, **subject to approval by the Env Agency** (see below).

Condition 7(a) - Site investigation and risk assessment

Stantec (2025) includes the updated ground gas risk assessment (section 3.2) and forms part of the approved site investigation and risk assessment.

Although methane in excess of 1% v/v was identified, significant flow rates were not recorded. Ground investigations have not identified a plausible significant source potential (methanogenic) source, so a CS1 (CIRIA 665) ground gas classification is proposed and accepted.

Elevated concentrations of certain PAH and asbestos are identified within made ground.

Concentrations of aluminium, copper, lead and certain PAH and TPH fractions were identified in leachate in exceedance of the relevant generic assessment criteria (GAC) protective of controlled waters. Consequently, although the risk to controlled waters is considered to be low, the Env Agency should be consulted with regard to the Phase 2 report and proposed Phase 3 remediation strategy. Conditions may be discharged, subject to EA approval.

Condition 7(b) – Remediation and Validation Strategy

- Controlled Waters – subject to approval by the EA
- Ground gas – CS1 accepted
- Clean cover system required for softscape areas
- Validation of imported soils (consistent with YALPAG “Verification Requirements for Cover Systems”, Version 4.1 (2021) guidance)
- Discovery strategy (watching brief) shall be produced prior to undertaking enabling works (demolition and ground works) – Condition 7(d)
- Production of a Verification Report (condition 7(c))

Upon approval works shall be undertaken in accordance with the remediation strategy.

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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From: EHealth Consultation
Sent: 10 December 2025 19:53
To: Planning (HPBC)
Cc: James Stannard
Subject: DOC/2025/0077 - Environmental Health Consultation#

Hi James

Application number	DOC/2025/0077	Application type	Discharge of conditions
Site address	DERBYSHIRE COUNTY COUNCIL WORKS DEPARTMENT , Ashbourne Lane , Chapel-En-Le-Frith , Derbyshire , SK23 0PA	Proposal	Discharge of conditions 3, 5, 7, 8, 14, 21, 24 and 25 in relation to HPK/2024/0143

Advice to LPA

The above application for discharge of conditions from HPK/2024/0143 has been forwarded to Environmental Health for consideration. From an Environmental Health point of view conditions 7 and 8 appear to be relevant.

Condition 7 – Land Contamination

A phase 3 remediation statement has been submitted in support of the application; however, this must be read in conjunction with the phase 2 site investigation; which has not been submitted. In addition, condition 7(a) requires that this site investigation and assessment is approved in writing by the LPA prior to approval of any remediation statement. Refusal of the application is recommended for this reason.

- Phase 2 Ground Investigation Report for Ashbourne Lane, Chapel-en-le-Frith (ref. 32978-HYDXX-XX-RP-GE-0001, dated April 2024)

Condition 8 – Noise

Please see the attached email dated 26 September 2025. The noise impact assessment submitted in support of the application may be accepted.

- Stantec, “Noise Impact Assessment” (ref: 333701826-STC-XX-XX-RP-Y-1001), dated 24 October 2025

Condition 8 requires that:

No development shall take commence until a full acoustic survey has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken to determine both nighttime and daytime background noise levels at the site.

The rating level of sound emitted from any fixed plant and/or machinery associated with the development, and the industrial activities of the use hereby approved, shall not exceed the determined daytime or night-time (as appropriate) background sound when measured at nearest/any sound sensitive premises. All measurements shall be made in accordance with the methodology of BS 4142:2014+A1:2019 “Methods for rating and assessing industrial and commercial sound” and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

The daytime background sound level has been determined at 3 locations at 37 to 42dB LA₉₀

The night-time background sound level has **not** been determined. If the site can be operated between the hours of 23:00 and 07:00 with out recourse to development control, then the condition has not been met and should not be discharged. Otherwise, the clause is met, and discharge is recommended.

I’m not sure why the background levels quoted in the earlier Technical Note (Reference: 333701947-STC-XX-XX-TN-Y-1001 – Ashbourne Lane – Acoustics Note) have not been utilised, as they were previously approved and are less stringent. Night time levels are also included.

The second clause within the condition requires that noise/sound from the site does not exceed background levels when operational (and rated etc in accordance with BS4142). This clause is prescriptive and is not required to be discharged.

Condition 24 – Construction Method Statement

This condition was not recommended by Environmental Health. It’s requested that the CMS contains a phrase consistent with the condition recommended by EH within the planning consultation.

3. CDD01B - CONSTRUCTION AND DEMOLITION – DUST

No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These should be made available for inspection when required by officers of the Local Planning Authority

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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