

[REDACTED]

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**Sent:** 28 January 2026 15:10

**Subject:** DOC/2025/0077 - Condition 7 relating to HPK/2024/0143 (Environment Agency)

[REDACTED]

[REDACTED]

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**Sent:** 28 January 2026 15:05

**Subject:** RE: DOC/2025/0077 - Condition 7 relating to HPK/2024/0143

Thank you for your quick response.

With regard to groundwater and land contamination, this consultation falls outside our current consultation matrix for the following reasons:

- The site does not fall within a SPZ1, 2 or 3.
- The site is not underlain by a principal aquifer.
- The site does not lie adjacent to a main river.

As such, the application does not meet our currently adopted risk bar for the protection of controlled waters. We won't be providing any comment on the application at this time.

If you have any further questions, please do not hesitate to contact myself or the planning inbox.

Kind regards,  
Georgia

**Georgia Griffiths**  
Planning Advisor, Sustainable Places - Planning Team

[REDACTED]

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**Sent:** 28 January 2026 13:29

**Subject:** RE: DOC/2025/0077 - Condition 7 relating to HPK/2024/0143

Hi Georgia

I am writing to you in connection with an application to discharge conditions which includes Condition 7 relating to HPK/2024/0143 (Land Contamination and Remediation).

This is because the comments received from our Environmental Health Officer in the email trail below have stated that:

*“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.”*

I acknowledge that you weren't consulted on the original application and that you did not request this condition.

However, in light of comments from EH, I cannot discharge this condition without your comments in relation to the Phase 2 and Phase 3 Remediation Strategy's that were forwarded to you.

Can you please therefore confirm whether you have any comments or objections to make in connection with these documents?

Feel free to call if you think it would be beneficial.

Kind Regards

**James Stannard** Planning Officer  
Development Services  
High Peak Borough Council and Staffordshire Moorlands District Council

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**Please note that my working days are Monday-Thursday**

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**Sent:** 28 January 2026 13:12

**Subject:** RE: DOC/2025/0077 - Condition 7 relating to HPK/2024/0143

Good afternoon James,

I have checked our records and we did not set or suggest the conditions that are seeking to be discharged as we were not consulted on HPK/2024/0143. Is the request for our comments regarding HPK/2024/0143 or solely the discharge of conditions?

Best,  
Georgia  
**Georgia Griffiths**  
Planning Advisor, Sustainable Places - Planning Team

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**Sent:** 19 January 2026 09:02

**Subject:** DOC/2025/0077 - Condition 7 relating to HPK/2024/0143

Good Morning

We are progressing an application to discharge pre-commencement conditions in connection with HPK/2024/0143.

Condition 7 relates to Land Contamination and Remediation.

As per the comments from our Environmental Health Officer below, we require your approval in connection with the attached documentation prior to confirming formal discharge.

Can you please therefore review the attached and confirm that these are acceptable to you at the earliest opportunity?

Kind Regards

**James Stannard** Planning Officer  
Development Services  
High Peak Borough Council and Staffordshire Moorlands District Council

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Please note that my working days are Monday-Thursday

Sent: 16 January 2026 12:52

**Subject:** RE: DOC/2025/0077 - Environmental Health Consultation#

James

|                           |                                                                                                          |                         |                                                                                    |
|---------------------------|----------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------|
| <b>Application number</b> | DOC/2025/0077                                                                                            | <b>Application type</b> | Discharge of conditions                                                            |
| <b>Site address</b>       | DERBYSHIRE COUNTY COUNCIL WORKS DEPARTMENT , Ashbourne Lane , Chapel-En-Le-Frith , Derbyshire , SK23 0PA | <b>Proposal</b>         | 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<br>(DOC/2025/0077) | 7(a)      | Risk assessment approval                | Yes                      | Subject to EA approval. |
| HPK/2024/0143<br>(DOC/2025/0077) | 7(b)      | Remediation scheme approval             | Yes                      | Subject to EA approval. |
| HPK/2024/0143<br>(DOC/2025/0077) | 7(c)      | Carry out approved remediation          | No                       |                         |
| HPK/2024/0143<br>(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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