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Sent: 29 January 2026 16:36

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Subject: HPK/2025/0461 - Environmental Health Consultation#

[REDACTED]

Dear Hannah

Application number	HPK/2025/0461	Application type	Full Planning - Large scale MAJOR apps
Site address	Eastern Mill , Milltown , Glossop , Derbyshire ,	Proposal	Application for the Variation of Condition 37 of planning application HPK/2022/0317 for residential development at Milltown, Glossop

Proposed Wording for the Varied Condition 37:

Phase 1: Compliance Approval (Lower Site - Completed Works)

The detail of the penetrative foundation works (Vibro Stone Columns) already completed on the lower half of the site (Plots 1-76), as set out in the submitted documents, specifically the TGE VSC Proposals Milltown, Glossop and CV0223 Piling Solution, are hereby approved in retrospect. This approval confirms that the completed works are acceptable in terms of mitigating contamination and risks to the artesian watercourse and groundwater, and the works shall be retained in the approved manner thereafter.

Phase 2: Pre-Commencement Condition (Upper Site - Future Works)

No further penetrative foundation works, specifically the proposed Driven Piling for the upper half of the site (Plots 77-85), shall commence within this Phase (or any alternative phasing schedule as set out in writing) until a full Method Statement, detailing the piling method, programme of works, and measures to mitigate potential noise, vibration, and risks to the artesian watercourse and ground contamination, has been submitted to and approved in writing by the Local Planning Authority. The approved works shall thereafter be carried out in accordance with the approved Method Statement

The proposed condition "Phase 1" relates to protection of groundwaters and is a matter for the Environment Agency as the regulator. As the EA have raised no objection, we provide no further comment regarding this clause.

For the phase 2 clause, we have no objection. It's suggested that the text "*specifically the proposed Driven Piling for the upper half of the site*" is removed as this superfluous and presupposes the utilisation of driven piling techniques prior to the submission and approval of the piling method statement and program of mitigation. The developer may find themselves limited to only being able to use driven piling techniques.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

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