

High Peak Borough Council -
Development Control
MARKET PLACE, GLOSSOP, SK13 8AF

Reference: PA-0001575/01
Customer reference: HPK/2023/0442
28 April 2026

**Part retrospective Discharge of Condition 21 in relation to Planning Application
HPK/2023/0442**

**Carpenter Plc , Dinting Lodge Industrial Estate , Dinting , Glossop , Derbyshire , SK13
6LE**

Dear Planning Officer,

Thank you for the above consultation; received 07 April 2026. Our detailed
comments are as follows.

Environment Agency Position – Groundwater and Contaminated Land

Thank you for the submission of a Technical Note by Archian Ltd dated March 2026
for the retrospective discharge of condition 21 (validation and verification) which is
attached to planning permission HPK/2023/044.

We have reviewed the submission in the context of previous submissions.

We also acknowledge that the previous work identified a low risk of significant risk to
Controlled Waters from the proposed development and the current condition of the
site such that formal remediation was not required.

However, condition 21 also takes into account the recommendation for provision of
an unsuspected contamination condition (22) which is also attached to the planning
permission.

Although it is not implicitly stated in this submission, we are taking the absence of
relevant information to mean that no unsuspected conditions were encountered,
especially given the previous identification of the area being subject to waste
disposal.

**In this context we can recommend to the planning authority that condition 21
(validation and verification) which is attached to planning permission
HPK/2023/044 can be discharged.**

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or application withdrawn.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.

creating a better place
for people and wildlife



If you have any questions regarding our response, please contact
planning.trentside@environment-agency.gov.uk.

Yours sincerely,
Georgia Griffiths,

[Redacted signature line]

[Redacted signature line]

Trentside Office, Scarrington Road, Nottingham, NG2 5FA