

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

Reference: LT-2025-129627/02
Customer reference: HPK/2025/0457
29 June 2026

Replacement forecourt canopy, installation of 2no. 75,000L underground fuel tanks, widening of egress, relocation of vent stacks and associated works.

MORRISONS PETROL FILLING STATION , Bakewell Road , Buxton , Derbyshire , SK17 9TB

Dear Planning Officer,

Thank you for consulting us regarding the proposed schedule of planning conditions for the redevelopment of the Morrisons Petrol Filling Station on Bakewell Road, Buxton. We have reviewed the draft condition schedule, the agent's proposed modifications, and the three specific questions raised in your email. Our response detailed below relates specifically to the protection of Controlled Waters.

Question 1. Should the agent's proposed trigger "except for intrusive ground investigations" be included in Conditions 6, 7, 10, and 12, or would this trigger cause implications with the other conditions and/or with groundwater / groundwater source protection zone?

Environment Agency Response:

We advise against including the agent's proposed trigger "except for intrusive ground investigations" within these conditions.

The site is highly sensitive. It is underlain by a Secondary A superficial aquifer and a Principal bedrock aquifer (Bee Low Limestone Formation). It is within a Source Protection Zone 1 (SPZ1) and River Wye is located within 100 metres of the site. The Groundwater Protection Position Statement D2 state that the EA will normally object to any redevelopment involving underground storage of hazardous substances in SPZ1 unless it can be demonstrated prior to development that risk to groundwater can be adequately mitigated.

Attempting to conduct a site investigation and remediation concurrently with an active development would violates the Land Contamination Risk Management (LCRM) Guidance, which prescribes a sequential stages process. The design of new

underground infrastructure and foundation design must be informed by a complete risk assessment and remediation strategy if required. The development cannot safely be designed or constructed while site investigation is still ongoing.

Question 2. *Would the proposed creation of an additional ground water monitoring well (Condition 6) in itself cause an issue in relation to groundwater / groundwater source protection zone?*

Environment Agency Response:

The installation of an additional monitoring wells is technically necessary, as the current network of two monitoring wells is insufficient to fully characterize the groundwater conditions and detect localized contamination at an active petrol filling station.

Question 3. *Do the conditions as a whole, overall, adequately protect groundwater / the groundwater source protection zones?*

Environment Agency Response:

Yes. If the conditions are applied as drafted by the Council, without the agent's proposed trigger "except for intrusive ground investigations" exemptions, the suite of conditions is considered appropriate to manage the risks to Controlled Waters. The combination of the standard Land Contamination conditions (Conditions 7 & 8), the specific Underground Tank Installation scheme (Condition 10), the Infiltration restrictions (Condition 11), and the Piling controls (Condition 12), provides a robust framework to ensure that risks are identified, monitored, and mitigated in line with the National Planning Policy Framework (NPPF) and our Groundwater Protection Position Statements (specifically Statements D1 and D2).

Furthermore, while we support the inclusion of the pre-commencement Intrusive Investigation scheme (Condition 16), it could be reworded to reflect that Condition 16 should be discharge prior to any Phase 2 site investigation or the discharge of the subsequent Condition 7b

At this stage, no adequate evidence has been provided to demonstrate that the risks to Controlled Waters are acceptable.

Additionally, as noted in our previous correspondence, we do not object to the applicant proposing a phased development approach, provided each phase is supported by appropriate risk assessments.

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.

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

Yours sincerely,

Georgia Griffiths,

National Contact Centre: 03708 506 506

planning.trentside@environment-agency.gov.uk

Trentside Office, Scarrington Road, Nottingham, NG2 5FA