

From: Matthew Rhodes
Sent: 14 July 2026 12:49
To: Planning (HPBC)
Cc: Rachael Simpkin
Subject: DOC/2026/0036 - Environmental Health Consultation#

Categories:

Hi Rachael

Application number	DOC/2026/0036	Application type	Discharge of conditions
Site address	Land South of , Hollin Cross Lane , Glossop , Derbyshire , SK13 8JH	Proposal	Discharge of conditions 3, 4, 11, 12, 14 ,15, 16, 18, 19, 20, 22, 23, 24, 26, 27, 29, 31, 32, 33, 35, 36, 37, 42 & 43 relating to HPK/2023/0025

Advice to LPA

The above application for discharge of conditions from HPK/2023/0025 has been forwarded to Environmental Health for consideration. Condition 27 appears to be relevant to this service.

Condition 26 – Lighting. This condition was not recommended by Environmental Health (Pollution) and we offer no further comment concerning this condition.

Condition 29 – CEMP. A prescriptive condition was recommended by Environmental Health (Pollution) and the LPA should ensure the CEMP meets the terms set out in the consultation response.

Condition 27 – Contaminated Land

Consent	Condition	Requirement	Recommend for discharge*	Notes
HPK/2023/0025 (DOC/2026/0036)	27(a)	Risk assessment approval	No	
HPK/2023/0025 (DOC/2026/0036)	27(b)	Remediation scheme approval	No	
HPK/2023/0025 (DOC/2026/0036)	27(c)	Carry out approved remediation	No	
HPK/2023/0025 (DOC/2026/0036)	27(d)	Contamination not previously identified	No	

*upon application

The preliminary contaminated land assessment submitted for this development may be accepted.

- Groundtech Consulting, “Geo-Environmental Appraisal” (ref: GRO-25447-6352 FINAL), dated 17 March 2026

NOTE: Gas and groundwater monitoring results are incomplete. The report is suitable for the enabling works stage of construction; however, to progress the site to the construction phase further works are required.

- Completion of gas monitoring programme and assessment
- Investigation post demolition and clearance of vegetation for better coverage
- Production of remedial specification
- Production of earthworks specification

It is recommended that condition 27(a) has not been met and should not be discharged at this time; however no objection is presented for enabling works to commence.

Regards

Matthew Rhodes
Environmental Health Officer (Pollution and Environment)

High Peak Borough Council and Staffordshire Moorlands District Council

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