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Ms J Colley
High Peak Borough Council
Planning and Development Department
Buxton Town Hall
Buxton
SK17 6EL

September 2026

Dear Ms Colley

Re: Application to Fully Discharge Condition 7 and 16 in relation to Planning Application Ref: HPK/2025/0457 for 'Replacement forecourt canopy, installation of 2no. 75,000L underground fuel tanks, relocation of vent stacks and associated works' at Morrisons Petrol Filling Station, Bakewell Road, Buxton, Derbyshire SK17 9TB

I act on behalf of the applicant, Motor Fuel Group, and I am instructed to submit to your authority an application to fully discharge Condition 7 and 16 in relation to application ref. HPK/2025/0457, which was approved on 31st July 2026.

The application has been submitted and paid for via the Planning Portal (Ref: PP-15219990). The following document is submitted to the Council in order to discharge this condition, alongside this covering letter: Proposed Site Investigation and Outline Remediation Method Statement and Sampling & Analysis Plan by SLR Consulting (Reference: 409.010478.00001).

Condition 7 (Method Statement)

Condition 7 reads as follows:

7. Prior to the commencement of development a remediation strategy to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include the following components:

a) Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation.

b) A detailed site investigation scheme, based on the results from (a) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.

c) A tiered risk assessment using the results of the site investigation referred to in (b).

d) An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.

e) A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.

The remediation strategy shall be implemented in accordance with the approved details, prior to the development being brought into use.

Reason:- To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution. In addition, to ensure the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Condition 16 (Proposed Intrusive Investigation)

Condition 16 requires that,

'16. Prior to the commencement of the hereby approved development a scheme detailing the type and level of proposed intrusive ground investigations in relation to land contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the location, depth, extent, and nature of the proposed intrusive ground investigations, including an explanation and assessment to demonstrate that the proposed intrusive ground investigations would not pose a risk to controlled waters or ground water source protection zones. The approved scheme shall thereafter be implemented in accordance with the details approved under this condition.

Reason:- In order to safeguard public health, controlled waters, and ground water source protection zones.'

Submitted Information

JMS Planning submits the Proposed Site Investigation and Outline Remediation Method Statement and Sampling & Analysis Plan from SLR to discharge both conditions. The report considers:

- Environmental Setting
- Previous Reports



- Pre-site Closure Site Investigation Works
- Post-site Closure Outline Scope of Works – Additional Site Investigation and Outline RMSSAP.

The provision and contents of the report meets the requirements of Condition 7 and 16, with the document also thereby meeting tests set out by NPPF (2026) relevant NDMPs P2 and P3 in addition to Local Plan policy EQ 10. Given the above, JMS Planning is of the view that the submitted document is sufficient to discharge Conditions 7 and 16.

Should you have any queries regarding the above or any other matter relating to this application, please contact me at ollie@jmsplanning.com or 07925 131652.

Yours sincerely,

Ollie Lloyd MRTPI AssocRICS
Associate Director
JMS Planning & Development

Encs.